



PLAN COMMISSION MEETING AGENDA

Tuesday, May 27, 2014 at 5:30 P.M.

Sister Bay-Liberty Grove Fire Station – 2258 Mill Road, Sister Bay, WI

For additional information check: [Http://www.sisterbaywi.gov](http://www.sisterbaywi.gov)

In order for everyone to hear the discussion please, turn off your cell phone. Thank you.

Call Meeting to Order / Roll Call Deviations from the agenda order shown may occur.

Comments, correspondence and concerns from the public

Approval of the agenda

Approval of minutes as published

Business Items

1. Discussion on amending the official map; deleting some sections and recreating others throughout the Village.
2. Discussion on a recommendation of the ZBA to amend section 66.0501(b)(e)(1); garages prohibited in front yards.
3. Review of a preliminary plat for Stony Ridge subdivision, Phase 1.
4. Review and consider a motion to approve a Sign Permit for Jill Johnson.
5. Review and consider a motion to approve a Sign Permit for Wild Tomato.
6. Report by the Zoning Administrator regarding development activities, various enforcement actions, and issuance of Sign and Zoning Permits.
 - a. Issuance of a Sandwich Board Permit to Pipka’s.
 - b. Issuance of a Long Duration Special Event Permit for Ironwood Yoga Studio.
7. Matters to be placed on a future agenda or referred to a Committee, Official or Employee

Adjournment

Public Notice

Questions regarding the nature of the agenda items or more detail on the agenda items listed above scheduled to be considered by the governmental body listed above can be directed to Zeke Jackson, Village Administrator at 920-854-4118 or at zeke.jackson@sisterbaywi.gov.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Sister Bay Village Administrator at 854-4118, (FAX) 854-9637, or by writing to the Village Administrator at the Village Administration Building, 2383 Maple Drive, PO Box 769, Sister Bay, WI 54234. Copies of reports and other supporting documentation are available for review at the Village Administration Building during operating hours. (8 a.m. – 4 p.m. weekdays).

I hereby certify that I have posted a copy of this agenda at the following locations:		
<input type="checkbox"/> Administration Building	<input type="checkbox"/> Library	<input type="checkbox"/> Post Office
_____/_____		
Name	Date	



Established 1949

Al Johnson's
Swedish Restaurant,
and Butiks, Inc.

May 12 2014

SISTER Bryt Loring-Johnson
When you spend millions
of DOLLARS, then put PLUS
Signs on SHORE Property
and Hot DOG STAND-LOOKIN
Rental BOAT-Building, with
signs all over the Building
+ PLUS Signs on each side
of this BOAT-Rental SHACK.
The Loring BOARD told,
Architect, he could not have
a sign in the window (I-
him, I did not like it either,
I should have had it in the
contract.)



Established 1949

Al Johnson's
Swedish Restaurant,
and Butiks, Inc.

Also You should NOT let
People build DRIVE-ways
SLANTED so the water
runs on the street!!! Like
South Spring Road. Water
all the Time. The Village put
a culbert, with water running
to our Pond! Then made
a WATER-RUN-OFF-POND on
the corner of Sunset Drive-
and South Spring Road. 
I was told Liberty Grove has
a zoning that you have to
put in a culbert under your
DRIVE way and fix it so
water does not run on
the street!!!



Established 1949

Al Johnson's
Swedish Restaurant,
and Butiks, Inc.

When cars and TRUCK
go by, ONE gets all
squirited up from water
& I don't like that the
plow the snow over on
our side from all those
buildings on the EAST-
side of South Springs

And that the DARRIN
People and Rentals use
our PARKING LOT!!!

Hope You can
Rectify these
problems // August
Johnson



Established 1949

Al Johnson's
Swedish Restaurant,
and Butiks, Inc.

ONE MORE THIN

We need a DUBBLE
YELLOW LIVENE
on NORTH BAY SHORE DR.

When I asked the STATE
they said: "SISTER BAY
has NEVER asked for
ONE! - Wrong, my hus-
band, when living, asked,
my neighbor said they
asked the village!

People drive 50 miles pe
out. PASS 2-3 cars spin
North and South.

I think the DEVIL is chasing

1 PLAN COMMISSION MEETING MINUTES
2 TUESDAY, APRIL 8, 2014
3 Sister Bay-Liberty Grove Fire Station – 2258 Mill Road
4 (APPROVAL PENDING)
5

6 The April 8, 2014 meeting of the Plan Commission was called to order by Chairperson Dave
7 Lienau at 5:34 P.M.

8
9 **Present:** Chairperson Lienau, and members Pat Duffy, Marge Grutzmacher, Don Howard, Scott
10 Baker, and Nate Bell.

11
12 **Excused:** Hugh Mulliken and Eric Lundquist

13
14 **Others:** Ron Kane, Larry Gajda and Britt and Sara Unkefer

15
16 **Staff Members:** Village Administrator Zeke Jackson, and Administrative Assistant Janal
17 Suppanz.

18
19 **Comments, correspondence and concerns from the public:**

20 Lienau asked if anyone wished to comment regarding a non-agenda item. No one responded.
21

22 Jackson read a letter which had been received from Britt Unkefer aloud. In that letter Unkefer
23 asks that the Plan Commission consider amending the Village's signage regulations in such
24 fashion that businesses which border more than one street are allowed more flexibility.
25

26 **Approval of the agenda:**

27 *A motion was made by Duffy, seconded by Grutzmacher that the Agenda for the April 8, 2014*
28 *meeting of the Plan Commission be approved as presented. Motion carried – All ayes.*
29

30 **Approval of minutes as published:**

31 **As to the minutes for the February 4, 2014 meeting of the Plan Commission:**

32 *A motion was made by Baker, seconded by Howard that the minutes for the February 4, 2014*
33 *meeting of the Plan Commission be approved as presented. Motion carried – All ayes.*
34

35 **Business Items:**

36 **Item No. 1. Consider approval of the Interpretive Guideline on Officially Mapped Streets:**

37 As requested Lienau, Baker, Mary Kay Shumway and Jackson did collaborate on making revi-
38 sions to the Interpretive Guideline on Officially Mapped Streets which was reviewed at the last
39 meeting, and a draft of the revised document, which basically mirrors the document which was
40 presented by Howard at the last meeting, was included in the meeting packets. The Commis-
41 sion members jointly reviewed the guideline and a minor typo. was pointed out.
42

43 *A motion was made by Baker, seconded by Howard that the Interpretive Guideline on Official-*
44 *ly Mapped Streets which was included in the packets for this meeting is approved as amended.*
45 *Motion carried – All ayes.*
46

47 Jackson noted that after he had published the Public Hearing Notices which are the subject of
48 Agenda Item Nos. 2 and 3 he learned that Village protocol calls for the Plan Commission to
49 discuss potential Zoning Code amendments and only conduct Public Hearings if and when a
50 motion to that effect has been made. This was not the case in the municipalities where he

1 worked previously, and, therefore, he just went ahead and scheduled the hearings noted on the
2 Agenda. He apologized for the oversight and indicated that it will never happen again.

3
4 **Item No. 2. Public Hearing and discussion regarding amendments to the provisions of**
5 **§66.0302(d) of the Zoning Code which relate to signage for temporary uses; temporary sus-**
6 **pension of the number of days delineated in §66.0722(a) of the Zoning Code; and creation of**
7 **a sunset clause in §66.0722(a)(1) of the Zoning Code:**

8 The Bay Shore Drive Reconstruction and Utility Line Burial Projects will cause disruption to
9 normal traffic patterns. The changes in rights-of-way will also cause significant changes in loca-
10 tions/placement of ground signs, and, therefore a draft of proposed text amendments which will
11 allow area businesses to participate in the D.O.T.'s "In This Together Campaign", and will relax
12 signage standards during the construction period was included in the meeting packets. If the
13 amendments are approved affected businesses will be allowed to apply for a Long Duration
14 Special Event Sign Permit and display directional or location signage on a temporary basis dur-
15 ing the construction period. The amendment automatically "sunset" on May 25, 2016, or
16 whenever the Village Administrator determines that the construction and restoration has ended;
17 whichever occurs first. The regulations pertaining to signage for temporary uses would also be
18 amended to read, "Temporary uses permitted under this section may be allowed *four* temporary
19 signs not to exceed 36 square feet in area on one side and 48 square feet in area on all sides.".
20 During discussion the Commission members indicated that they believe the proposed amend-
21 ments will be a good thing for the entire community. They also recommended that any appli-
22 cable fees be waived.

23
24 *At 5:50 P.M. Lienau called the Public Hearing regarding amendment of the provisions of*
25 *§66.0302(d) of the Zoning Code which relate to signage for temporary uses; temporary suspen-*
26 *sion of the number of days delineated in §66.0722(a) of the Zoning Code, and creation of a*
27 *sunset clause in §66.0722(a)(1) of the Zoning Code to order and asked if anyone wished to*
28 *comment.*

29
30 *Britt Unkefer indicated that he is in favor of the proposed amendments and believes signage*
31 *which directs people to all the businesses in the Village should be erected for the duration of*
32 *the construction period.*

33
34 *Larry Gajda, who is a member of the SBAA Board of Directors, indicated that the SBAA is also*
35 *in favor of the proposed amendments.*

36
37 *At 5:56 P.M. Lienau asked if anyone else wished to comment, and when no one responded he*
38 *declared that the public hearing was officially closed.*

39
40 *A motion was made by Grutzmacher, seconded by Baker that the Plan Commission recom-*
41 *mends that an Ordinance which amends the provisions of §66.0302(d) of the Zoning Code*
42 *which relate to signage for temporary uses; temporarily suspends the number of days delineated*
43 *in §66.0722(a) of the Zoning Code and creates a sunset clause in §66.0722(a)(1) of the Zoning*
44 *Code be approved. The Plan Commission also recommends that any applicable fees be waived.*
45 *Motion carried - All ayes.*

1 **Item No. 3. Public Hearing and discussion regarding amendment of the provisions of**
 2 **§66.302(d) which relate to direct sales of fireworks; and discussion regarding a recommenda-**
 3 **tion from the SBAA and the SBLG Fire Department regarding “Pyro Palooza”:**

4 Jackson indicated that prior to coming to Sister Bay he ran a fireworks business in North Caroli-
 5 na and would like to open such a business here. In accord with his contract he is required to
 6 inform the Village President of any secondary employment or business ventures he is consider-
 7 ing and did that. He also contacted the Village Attorney regarding his plans and was informed
 8 that conflict of interest or ethical issues will not come into play. In order for fireworks to be sold
 9 anywhere in the Village, Municipal and Zoning Code amendments will be required. Since Jack-
 10 son wanted to avoid any appearance of impropriety he did publish Public Hearing Notices re-
 11 garding all the amendments. A draft of amendments to §66.302(d)(10) of the Zoning Code,
 12 which states that fireworks sales from a tent or kiosk with or without on-site storage for no more
 13 than 15 days be allowed as a temporary use in the B-1, B-2 and/or B-3 Districts, was included
 14 in the meeting packets.

15
 16 Discussion took place regarding Jackson’s proposal, and during that time Jackson pointed out
 17 that he has discussed this issue with the Fire Chief, who sent the letter of support which was
 18 included in the meeting packets. Anyone wishing to purchase fireworks would be required to
 19 obtain a permit. The Commission members noted that they believe a limit should be placed on
 20 the number of large fireworks tents which will be allowed in the Village.

21
 22 Sister Bay is a major tourist destination, yet does nothing to celebrate the 4th of July Holiday.
 23 Gills Rock, Baileys Harbor, Fish Creek, Egg Harbor and Sturgeon Bay all promote tourism
 24 around the Independence Day Holiday with paid, professional fireworks shows, and several
 25 members of the Parks Committee have been recommending that some type of special 4th of July
 26 event be scheduled here for quite some time. Sister Bay did little to differentiate itself from oth-
 27 er communities around the 4th of July, nor did it promote the festive atmosphere and hospitality
 28 that visitors to the Village have come to expect. It is Jackson’s contention that given the recent
 29 adverse impacts of reconstruction on retailers and other businesses in and around Sister Bay, an
 30 event which enhances traffic and causes Sister Bay to become known for both a distinctive re-
 31 tail opportunity and an event that is unique could be fortuitous for everyone. Therefore, he is
 32 recommending that “Pyro Palooza”, a “family fireworks ignition day” be conducted out at the
 33 Sports Complex on July 6, 2014. No alcoholic beverages will be allowed on the grounds dur-
 34 ing “Pyro Palooza”.

35
 36 *At 6:21 P.M. Lienau called the Public Hearing regarding amendment of the provisions of*
 37 *§66.0302(d) which relate to direct sales of fireworks to order.*

38
 39 *Pipka Ulvilden indicated that she is “all for” anything that will bring people to the Village, but*
 40 *does have questions as to who firework sales and ignition will benefit in the long run.*

41
 42 *Britt and Sara Unkefer responded that they own a business in Fish Creek. Whenever fireworks*
 43 *are displayed in Fish Creek it is their busiest time of the year. They believe an event such as*
 44 *“Pyro Palooza” will benefit all the businesses in the Village as there is potential for many more*
 45 *people - participants as well as spectators, to be in the Village.*

46
 47 *Larry Cajda is a member of the SBAA Board of Directors. He stated that the SBAA will not be in*
 48 *charge of or involved with “Pyro Palooza” but does encourage activities which support the mis-*
 49 *sion statement of the SBAA. If the event is run properly it should not be a “major headache” for*

1 residents or business owners. Gajda did stress that he believes only Sister Bay business owners
2 should be allowed to sell fireworks in the Village.

3
4 Duffy stated that he is definitely in favor of events which will bring more people to the Village,
5 but has heard comments that some citizens are concerned about the safety issues which could
6 arise if fireworks are sold and/or ignited in the Village.

7
8 At 6:31 P.M. Lienau asked if anyone else wished to comment, and when no one responded he
9 declared that the public hearing was officially closed.

10
11 A motion was made by Bell, seconded by Baker that the Plan Commission recommends that
12 the Village Board approve the proposed amendments to §66.302(d) of the Zoning Code, on the
13 condition that a one year sunset clause be imposed, and before any extensions are granted a
14 public hearing be conducted. The recommendation is also made that Village officials consider
15 limiting the number of tents from which fireworks sales will be allowed. Motion carried with
16 Grutzmacher opposed.

17
18 **Item No. 4. Consider an amendment to the Development Agreement for The Wild Tomato;**
19 **phasing:**

20 A draft of a revised Development Agreement for The Wild Tomato project was included in the
21 meeting packets and the Commission members jointly reviewed that document. If the agree-
22 ment is approved phasing will be done.

23
24 A motion was made by Duffy, seconded by Baker that the Plan Commission recommends that
25 the proposed amendments to The Wild Tomato Development Agreement be approved as pre-
26 sented. Motion carried –All ayes.

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

30 In March a Sign Permit was issued to Second Hand Sue's and Jackson has been meeting with
31 some developers who are contemplating new projects. None of those projects are to the point
32 where they can be referred to the Plan Commission yet.

33
34 **Item No. 6. Discussion regarding matters to be placed on a future agenda or referred**
35 **to a committee, Village official or employee:**

36 There were no suggestions for matters to be placed on a future agenda, and no referrals were
37 made to a committee, Village official or employee.

38
39 **Adjournment:**

40 A motion was made by Grutzmacher, seconded by Baker to adjourn the meeting of the Plan
41 Commission at 7:18 P.M. Motion carried – All ayes.

42
43 Respectfully submitted,

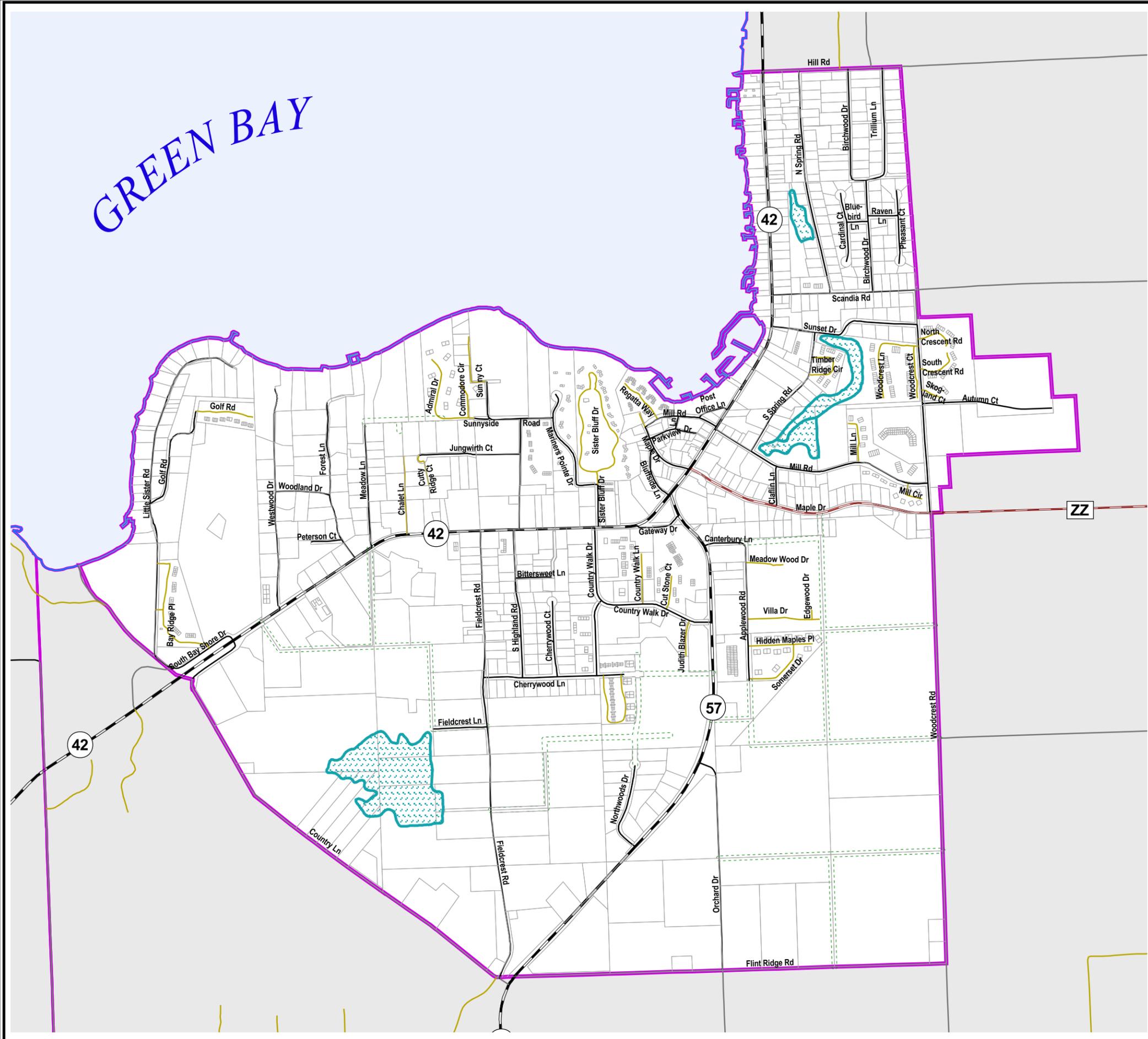
44 

45 Janal Suppanz,
46 Administrative Assistant

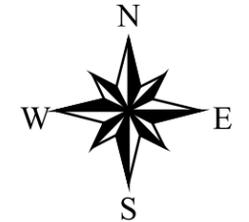
GREEN BAY

Official Map
of the
Village of Sister Bay
Door County, Wisconsin
Last Updated: May 16, 2014

DRAFT



- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- VILLAGE STREET
- PRIVATE ROAD
- PROPOSED RIGHT-OF-WAY
- Village Boundary
- Parcel Boundaries



1" = 1200'

Map created for the Village of Sister Bay by Door County Planning Department:

421 Nebraska Street
Sturgeon Bay WI 54235
920-746-2323

1 Jackson noted that it is his belief that the preservation of trees and elimination of run-off
 2 issues warrants non-conformance with the Zoning Code. He also pointed out that another
 3 neighbor who wishes to remain anonymous informed him that he has no objections to the
 4 garage being constructed.

5
 6 Sadler then read a letter which had been received from Tom Birmingham, the builder who
 7 will be working on the Hendrickson remodeling project, aloud. In that letter Birmingham
 8 requests that the Board of Appeals consider granting the Hendrickson's request as building
 9 the garage as proposed will minimize the scope of the project, have less impact upon the
 10 property in question, cost less, and be more convenient for winter use than if it were to be
 11 constructed downslope.

12
 13 *At 6:24 P.M. Sadler asked if anyone else wished to comment, and when no one responded*
 14 *he declared that the Public Hearing was officially closed.*

15
 16 **Item 3. Consider a motion to convene into Executive Session pursuant to Wis. Stats.,**
 17 **§19.85(1)(a) to conduct deliberations with respect to a case which was the subject of a**
 18 **quasi-judicial hearing before the Village of Sister Bay Zoning Board of Appeals:**

19 *At 6:25 P.M. a motion was made by Wisner, seconded by Termini that the Village of Sister*
 20 *Bay Zoning Board of Appeals convene into Executive Session pursuant to Wis. Stats.,*
 21 *§19.85(1)(a) to conduct deliberations with respect to a case which was the subject of a*
 22 *quasi-judicial hearing before it – namely Andrew and Jane Hendrickson's request for a*
 23 *variance for Village of Sister Bay Parcel No. 181-00-06312844D. A roll call vote was taken*
 24 *on that motion and the Board members voted in the following fashion:*

25 *Sadler – Aye; Wisner – Aye;*
 26 *Termini – Aye; Walker – Nay.*

27 *Motion carried.*

28
 29 **Item 4. Consider a motion to reconvene into Open Session:**

30 *At 6:36 P.M. a motion was made by Wisner, seconded by Walker that the Village of Sister*
 31 *Bay Zoning Board of Appeals reconvene into open session. Another roll call vote was taken*
 32 *and the Board members voted in the following fashion:*

33 *Sadler – Aye; Wisner – Aye;*
 34 *Termini – Aye; Walker – Aye.*

35 *Motion carried.*

36
 37 **Item 5. Consider a motion to take action, if required:**

38 *A motion was made by Walker, seconded by Sadler that the Village of Sister Bay Zoning*
 39 *Board of Appeals has found that all the following facts and conditions exist by a*
 40 *preponderance of the evidence, and, therefore, grants Andrew and Jane Hendrickson's*
 41 *request for a variance for Village of Sister Bay Parcel No. 181-00-06312844D. Now,*
 42 *therefore, the Site Plan which was attached to the Notice of Appeal submitted by the*
 43 *Hendricksons is approved as presented.*

- 44
 45
 1. *The granting of a variance for Parcel No. 181-00-06312844D is*
 46 *consistent with the purpose and intent of the Village's R-1 regulations;*
 - 47 *2. There are unique circumstances or conditions applying to Parcel No.*
 48 *181-00-06312844D which do not generally apply to other properties or*
 49 *uses which are within 1,000 feet of it, and the granting of a variance is*

1 *not of so general or recurrent a nature as to suggest that the Zoning*
 2 *Code should be changed.*

3 3. *Hardship has been created because conditions which are unique to the*
 4 *property rather than considerations which are personal to the owner*
 5 *exist.*

6 4. *The granting of a variance will not create substantial detriment to*
 7 *adjacent property, or materially impair or be contrary to the purpose and*
 8 *spirit of the Zoning Code or the public interest.*

9
 10 *A roll call vote was taken on the motion, and the results of that vote were as follows:*

11 *Sadler – Aye; Wisner – Aye;*

12 *Termini – Aye; Walker – Aye;*

13 *Motion carried.*

14
 15 **5. Discussion on items to be placed on a future agenda, referred to staff, a Committee or**
 16 **a Board:**

17 Walker indicated that he owns a vacant lot on South Highland Road which is currently for
 18 sale. It is his understanding that §66.0501(b)(e)(1) of the Zoning Code prohibits
 19 construction of accessory structures, including detached garages, in front yards. Because of
 20 the configuration of the previously mentioned lot it would make the most sense and be
 21 practical to construct a detached garage in the front yard, and Walker is concerned that the
 22 previously mentioned prohibition could have a negative impact on the sale of his property
 23 as most people do want to have a garage. He also contends that there are several other lots
 24 in the Village which will be negatively impacted by the previously mentioned regulation,
 25 and in some instances, hardship could be created. Walker requested that the Plan
 26 Commission consider repealing §66.0501(b)(e)(1) of the Zoning Code.

27
 28 Wisner pointed that she understands Walkers concerns, but also believes such actions
 29 could “open the door” to unintended consequences as structures other than detached
 30 garages might be allowed in front yards.

31
 32 *A motion was made by Walker, seconded by Sadler that the Zoning Board of Appeals*
 33 *recommends that the Plan Commission consider repeal and/or amendment of*
 34 *§66.0501(b)(e)(1) of the Zoning Code, which prohibits accessory structures in front yards.*
 35 *Motion carried with Wisner opposed.*

36
 37 **Adjournment:**

38 *A motion was made by Wisner, seconded by Walker to adjourn the meeting of the Zoning*
 39 *Board of Appeals at 6:55 P.M. Motion carried – All ayes.*

40
 41 Respectfully submitted,

42 

43 Janal Suppanz,
 44 Administrative Assistant

45

VILLAGE OF SISTER BAY ZONING CODE

1			
2		2.	The inspection of the 57
3			installation under the 58
4			then current building 59
5			code; and 60
6		3.	In addition, the pay- 61
7			ment of all fees and 62
8			penalties associated 63
9			with impact fees, zon- 64
10			ing permits, building 65
11			permits and other ap- 66
12			licable fees if not 67
13			paid at the time the 68
14	(b)		installation occurred. 69
15			<u>Setback requirements.</u> 70
16	(1)		All accessory structures except the 71
17			minor structures in subsection (a)(1) 72
18			shall comply with all setback and 73
19			yard requirements for accessory 74
20			structures. (<i>Amended Ordinance</i> 75
21			<i>207-100912</i>) 76
22	(2)		If the Plan Commission establishes a 77
23			large project setback as specified in 78
24			Section 66.0307(d) that setback 79
25			shall also apply to all accessory 80
26			buildings. (<i>Amended Ordinance</i> 81
27			<i>207-100912</i>) 82
28	(3)		All accessory buildings for all zon- 83
29			ing districts, shall comply with the 84
30			following setback requirements. 85
31			(<i>Amended Ordinance 207-100912</i>) 86
32			(Entire subsection amended Ord- 87
33			inance 146-110408) 88
34	a.		Setback from easements. 89
35		1.	No accessory building 90
36			shall be placed over 91
37			an easement that pro- 92
38			hibits such placement. 93
39			No accessory building 94
40			shall encroach into 95
41			the public right-of- 96
42			way. No accessory 97
43			building shall en- 98
44			croach upon the street 99
45			yard of a corner lot. 100
46	b.		Setback from principal build- 101
47			ings. 102
48		1.	An accessory building 103
49			of 120 square feet or 104
50			less may be erected, 105
51			altered or moved to a 106
52			location that is not 107
53			less than five (5) feet 108
54			from the nearest wall 109
55			of a principal build- 110
56			ing; if it is constructed 111
			with a one-hour fire 112
			rating per ILHR 21.08.
			Without the one-hour
			fire rating, the mini-
			imum separation shall
			be ten (10) feet.
		2.	An accessory building
			over 120 square feet
			may be erected, al-
			tered or moved to a
			location within ten
			(10) feet of the nearest
			wall of the principal
			building.
	c.		Side yard setback.
		1.	See district require-
			ment for primary
			structures. (<i>Amended</i>
			<i>Ordinance 207-</i>
			<i>100912</i>)
	d.		Rear yard setback.
		1.	See district require-
			ment for primary
			structures. (<i>Amended</i>
			<i>Ordinance 207-</i>
			<i>100912</i>)
	e.		Front yard setback.
		1.	No accessory building
			shall be placed in a
			front yard setback ar-
			ea.
		2.	Existing single-family
			homes as of July 1,
			2008, in the R-1 dis-
			trict located within
			one hundred (100)
			feet of the ordinary
			high water mark may
			be permitted to have
			one accessory build-
			ing located in the
			front yard area set-
			back area. The acces-
			sory building may not
			be located any closer
			than forty (40) feet
			from the edge of the
			pavement and fifteen
			(15) feet from the side
			lot line. Any modifica-
			tions to non-
			conforming accessory
			buildings subject to
			this exemption shall
			comply with
			§66.0903. If an exist-
			ing home is demol-

Stony Ridge PUD
Density Calculation

Total - Site Agerage - 25.11 acres

Unit Breakdown

	Lots	Unit / Lot	Total Units
Single Family	27	1	27
Duplex Condo's	8	2	16
8-unit Multi-Family	3	8	24
			67

Density 67 units / 25.11 acres = **2.66 units/acre**

\$ 25 UNITS
= 1500 FEE ZONING
= 250 + 50/DU

Stony Ridge

Parts of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Steven M. Bledsoe, Registered Land Surveyor, S-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Sister Bay and the Door County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Stony Ridge", and that such plot correctly represents all interior boundaries and the subdivision of the land surveyed and is part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin, more fully described as follows:

Commencing at the West 1/2 corner of Section 8, T31N-R28E; thence N89°37'04"E, 1346.79 feet along the South line of the Northwest 1/4 of said Section 8 to the Southeast corner of the Southeast 1/4 of said Northwest 1/4 and the point of beginning; thence N07°29'53"W, 307.38 feet along the West line of said quarter-quarter; thence N87°37'04"E, 463.82 feet thence 282.85 feet along the arc of a 1000.00 foot curve to the left whose long chord bears N07°29'53"W, 226.81 feet; thence N07°17'59"W, 338.56 feet; thence N87°37'04"E, 50.00 feet along the South line of Volume 16, Certified Survey Map, page 13, Door County Records; thence 19.05 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N45°10'33"E, 17.11 feet; thence 35.92 feet along said South line, being the Southerly right of way of Cherrywood Lane, and being the arc of a 1000.00 foot radius curve to the right whose long chord bears S88°21'00"E, 35.92 feet; thence N02°35'37"E, 80.00 feet to the Northerly right of way of said Cherrywood Lane; thence 38.40 feet along said Northerly right of way being the arc of a 1000.00 foot radius curve to the left whose long chord bears N87°23'10"W, 38.39 feet; thence 18.87 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N47°31'38"W, 18.84 feet; thence S87°50'35"W, 50.00 feet; thence N07°17'59"W, 190.92 feet along the East line of Lot 1, said Certified Survey Map to the Northeast corner thereof; thence N87°48'03"E, 71.44 feet; thence N07°34'00"W, 134.04 feet; thence N47°46'43"E, 83.33 feet along a South line of Lot 1, Volume 16, Certified Survey Map, page 220, Door County Records; thence N87°48'03"E, 238.77 feet along said South line; thence S38°08'38"E, 284.50 feet along a South line of said Certified Survey Map; thence N07°48'03"E, 90.96 feet along said South line, being the Southerly right of way of Judith Street Drive to the Southeast corner thereof; thence S00°15'07"E, 186.40 feet; thence N00°00'00"E, 338.24 feet to the Westerly right of way of State Trunk Highway 527; thence S00°00'00"E, 177.82 feet along said right of way; thence 728.55 feet along said right of way being the arc of a 2086.61 foot radius curve to the right whose long chord bears S09°55'45"W, 724.85 feet; thence S89°37'04"W, 1172.73 feet along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 8 to the point of beginning.

Parcel contains 1,083,038 square feet / 25.11 acres, more or less.
Total dedication contains 110,463 square feet / 2.53 acres, more or less.

Beings referred to in the South line of the Northwest 1/4 of Section 8, T31N-R28E, assumed to be N87°37'04"E.

Steven M. Bledsoe
January 28, 2014

RESERVATIONS

The land on all lots and rear lot lines of all lots shall be graded by the property owner and installed by the existing property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevations and maintain said elevation for future sidewalks.

No poles, pedestals or buried cables are to be placed so as to disturb any survey stakes or obstruct vision along any lot lines or street lines. A disturbance of a survey stake by anyone is a violation of section 236.38 of the Wisconsin Statutes.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Stony Ridge Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we owned the land described on Stony Ridge to be surveyed, divided, mapped and dedicated as represented herein. Stony Ridge Development LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted in the following for approval or objection:

VILLAGE OF SISTER BAY
WISCONSIN DEPARTMENT OF TRANSPORTATION
WISCONSIN DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said Stony Ridge Development LLC has caused these presents to be signed by Keith E. Gurd, its Member, on this _____ day of _____, 20____.

Keith E. Gurd Member

Personally came before me this _____ day of _____, 20____, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN
COUNTY OF DOOR
CERTIFICATE OF CORPORATE MORTGAGE

I, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgage of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ on this _____ day of _____, 20____.

Personally came before me this _____ day of _____, 20____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers of the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN
COUNTY OF BROWN
CERTIFICATE OF CORPORATE MORTGAGE

I, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgage of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ on this _____ day of _____, 20____.

Personally came before me this _____ day of _____, 20____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers of the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN
COUNTY OF BROWN

Graphic Scale

0 100 200 300 400 500

North

Legend

- 2.38" (o.d.) x 18" iron pipe
- weighing 3.83 lbs./ft. foot set
- 1" iron pipe found
- Door County monument - type noted
- all other lot and outlet corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./ft. foot
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths
- () recorded as bearing / distance
- 30' building setback (unless otherwise noted)
- 12' utility easement (unless otherwise noted)
- no vehicular access
- DTPP dedicated to the public

Curve Data

CURVE	ARC LENGTH	BEARING	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	418.86	2098.81	418.84	S82°11'17"W	171°11'22"	
2-3	372.97	2098.81	372.94	S17°24'21"W	022°14'58"	
3-4	228.54	2098.81	228.51	S09°35'15"W	003°10'10"	S18°32'34"W
4-5	272.13	1026.01	272.11	S11°38'56.5"W	011°38'56"	S10°28'50"E
5-6	128.77	1026.01	128.74	N08°09'22.2"E	162°55'33"	
6-7	18.89	12.00	18.87	S07°17'59"W	072°00'00"	S07°17'59"W
7-8	35.92	1000.00	35.92	S07°21'00"E	072°00'00"	S07°21'00"E
8-9	28.40	1000.00	28.40	S88°21'00"E	072°00'00"	S88°21'00"E
9-10	18.87	12.00	18.84	N47°31'38"W	072°00'00"	S07°17'59"W
10-11	202.84	1000.00	202.84	S00°00'00"E	180°00'00"	S00°00'00"E
11-12	35.92	1000.00	35.92	S00°00'00"E	180°00'00"	S00°00'00"E
12-13	37.29	35.00	37.29	S12°35'13"W	072°00'00"	S12°35'13"W
13-14	48.71	35.00	48.71	S11°11'11"W	072°00'00"	S11°11'11"W
14-15	58.08	35.00	58.08	S07°50'35"W	072°00'00"	S07°50'35"W
15-16	133.34	35.00	133.34	S02°11'20"W	072°00'00"	S02°11'20"W
16-17	244.43	35.00	244.43	S00°00'00"E	072°00'00"	S00°00'00"E
17-18	37.82	35.00	37.82	S12°40'53"E	072°00'00"	S12°40'53"E

Location Map

Section 8, T31N-R28E
Village of Sister Bay
Door County, Wisconsin

SCALE
1"=100'

DRAWN BY
BAR

Stony Ridge

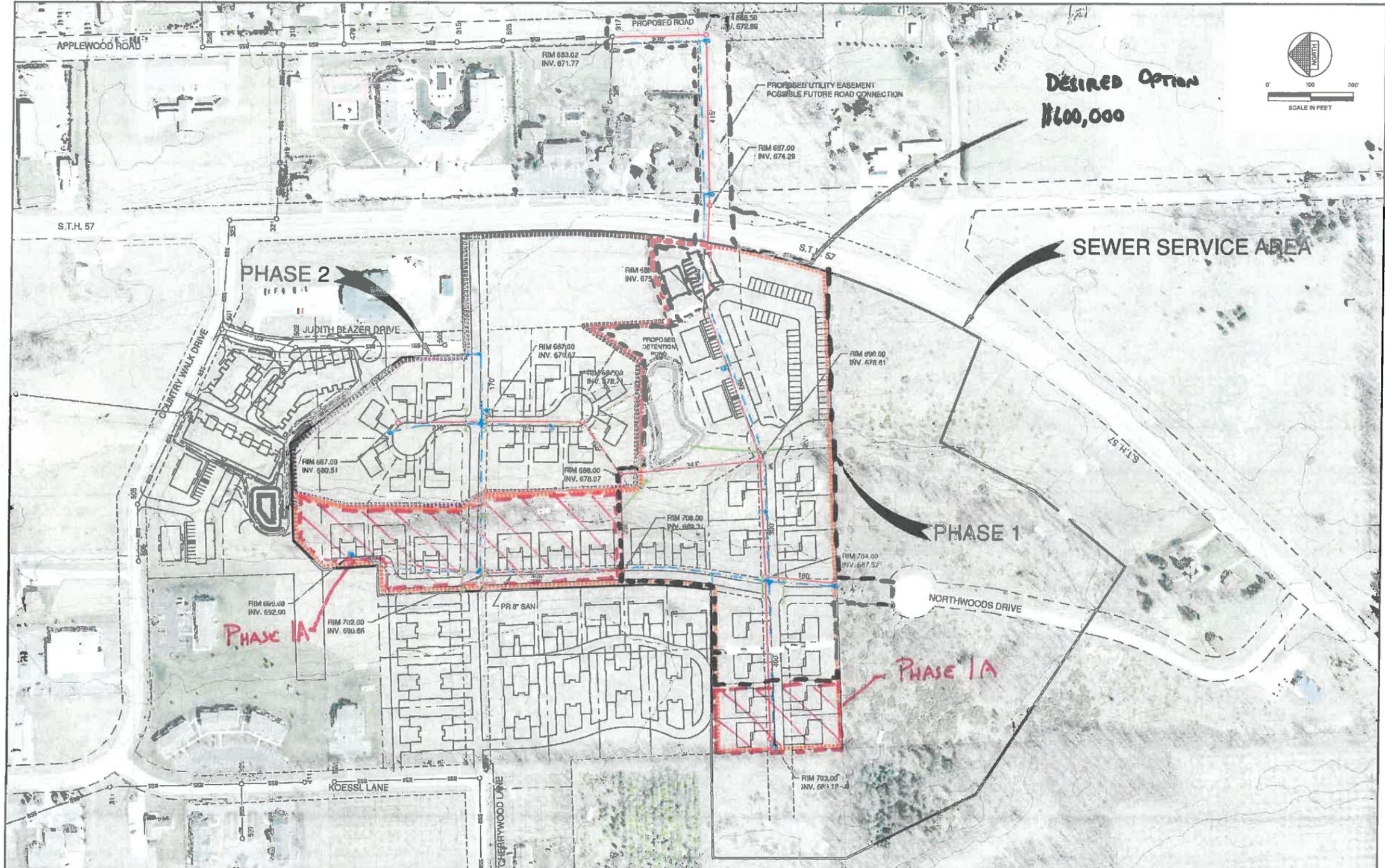
PROJECT NO.
L-18907

SHEET NO.
1 of 1

DRAWING NO.
P-2190

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-8670 Fax: 920-434-8672

Stony Ridge Development LLC



NO	DATE	APPROV	REVISION	NO	DATE	APPROV	REVISION

DRAWN E.L.A.	VILLAGE OF SISTER BAY DOOR COUNTY, WISCONSIN	STONY RIDGE DEVELOPMENT	DATE 4/28/11	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 4664 GOLDEN POND PARK COURT HOBART, WI 54155 INTERNET: www.releinc.com	SHEET NO 1
CHECKED L.S.A.			FILE LAND DEVELOPMENT		
DESIGNED L.S.A.			JOB NO 242141		

SURVEYOR'S CERTIFICATE

I, Steven M. Bleda, Registered Land Surveyor, S-2275, hereby certify:

That in full compliance with the provisions of Chapter 235, Wisconsin Statutes, and the subdivision regulations of the Village of Sister Bay and the Door County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Stony Ridge", and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is a part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin, more fully described as follows:

Commencing at the West 1/2 corner of Section 8, T31N-R28E; thence N89°37'04"E, 1345.79 feet along the South line of the Northwest 1/4 of said Section 8 to the Southeast corner of the Northwest 1/4 of said Section 8 and the point of beginning; thence N07°29'53"W, 307.39 feet along the West line of said quarter-quarter; thence N89°37'04"E, 403.82 feet; thence 202.83 feet along the arc of a 1030.00 foot curve to the left whose long chord bears N05°20'57"E, 202.51 feet; thence N07°17'59"W, 338.58 feet; thence N89°37'04"E, 50.00 feet along the South line of Volume 16, Certified Survey Maps, page 13, Door County Records; thence 19.05 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N45°10'32"E, 17.11 feet; thence 35.92 feet along said South line, being the Southerly right of way of Cherrywood Lane, and being the arc of a 1030.00 foot radius curve to the right whose long chord bears S88°21'00"E, 35.92 feet; thence N02°38'57"E, 60.00 feet to the Northerly right of way of said Cherrywood Lane; thence 39.40 feet along said Northerly right of way being the arc of a 1030.00 foot radius curve to the left whose long chord bears N55°23'10"W, 39.39 feet; thence 18.67 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N44°51'33"W, 18.64 feet; thence S89°30'55"W, 50.00 feet; thence N07°17'59"W, 190.32 feet along the East line of Lot 1, said Certified Survey Map to the Northeast corner thereof; thence N89°48'03"E, 71.44 feet; thence N01°34'00"W, 134.04 feet along said South line of Lot 1, Volume 16, Certified Survey Maps, page 220, Door County Records; thence N89°48'03"E, 239.77 feet along said South line; thence S36°08'39"E, 294.50 feet along a South line of said Certified Survey Map; thence N89°48'53"E, 90.96 feet along said South line, being the Southerly right of way of Judith Blazer Drive to the Southeast corner thereof; thence S07°13'07"E, 188.40 feet; thence N80°00'00"E, 238.24 feet to the Westerly right of way of State Trunk Highway "57"; thence S00°04'24"E, 177.62 feet along said right of way; thence 728.55 feet along said right of way being the arc of a 2086.81 foot radius curve to the right whose long chord bears S05°55'45"W, 724.85 feet; thence S89°37'04"W, 1172.73 feet along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 8 to the point of beginning.

Parcel contains 1,093,936 square feet / 25.11 acres, more or less.
Road dedication contains 110,405 square feet / 2.53 acres, more or less.

Steven M. Bleda S-2275
January 29, 2014

RESTRICTIVE COVENANTS

The land on all sides and rear lot lines of all lots shall be graded by the properly owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Stony Ridge Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Stony Ridge to be surveyed, divided, mapped and dedicated as represented hereon. Stony Ridge Development LLC also certifies that this Plot is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF SISTER BAY
WISCONSIN DEPARTMENT OF TRANSPORTATION
WISCONSIN DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said Stony Ridge Development LLC has caused these presents to be signed by Keith E. Carol, its Member, on this _____ day of _____, 20____.

Keith E. Carol Member

Personally came before me this _____ day of _____, 20____, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public
Door County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN }
COUNTY OF DOOR } SS

CERTIFICATE OF CORPORATE MORTGAGEE

Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of _____ Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ its _____ and countersigned by _____ its _____ at _____ this _____ day of _____.

Personally came before me this _____ day of _____, 20____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

Notary Public
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN }
COUNTY OF BROWN } SS

CERTIFICATE OF CORPORATE MORTGAGEE

Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of _____ Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ its _____ and countersigned by _____ its _____ at _____ this _____ day of _____.

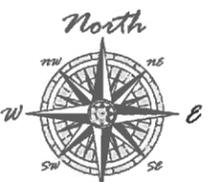
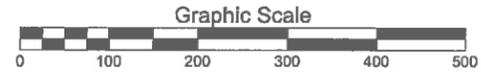
Personally came before me this _____ day of _____, 20____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

Notary Public
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN }
COUNTY OF BROWN } SS

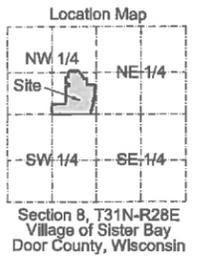
Stony Ridge

Parts of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin.



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	419.85	2088.81	418.94	S02°41'17"W	11°31'22"	-
2-3	57.87	2088.81	57.89	S12°38'21"W	02°24'48"	-
3-4	291.03	2088.81	290.93	S1°28'49"W	05°04'10"	-
4-5	728.55	2088.81	724.85	S09°55'45"W	20°00'18"	S19°55'54"W
5-6	23.94	1030.00	23.94	S11°38'55"W	01°19'55"	-
6-7	202.83	1030.00	202.51	N05°20'57"E	01°19'55"	S10°58'59"E
7-8	226.17	1030.00	226.32	N06°00'43"E	12°45'53"	-
8-9	19.05	12.00	17.11	N45°10'32"E	00°57'02"	S88°02'57"E
9-10	35.92	1030.00	35.92	S88°21'00"E	01°39'54"	-
11-12	39.40	1030.00	39.39	N06°23'10"W	02°04'14"	-
12-13	18.67	12.00	18.64	N44°51'33"W	00°07'18"	S88°25'17"E
13-14	202.84	1030.00	202.34	N05°04'51"E	10°45'01"	-
14-15	35.14	1030.00	35.14	N11°22'58"E	01°51'52"	-
15-16	237.79	1030.00	237.30	S03°00'27"W	12°38'53"	-
17-18	37.82	55.00	37.08	S89°55'03"W	39°24'02"	N50°13'02"E
18-19	48.21	55.00	44.88	S74°17'11"W	48°08'18"	-
19-20	88.88	55.00	88.09	N30°00'33"W	10°00'14"	-
20-21	103.34	55.00	88.80	N72°11'20"E	107°39'32"	-
21-22	248.43	55.00	85.00	S07°22'55"E	268°48'04"	N60°58'54"W
21-22	37.82	55.00	37.08	S70°40'55"E	39°24'02"	-



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SCALE
1"=100'

DRAWN BY
BAR

TAX PARCEL NO. -
Stony Ridge

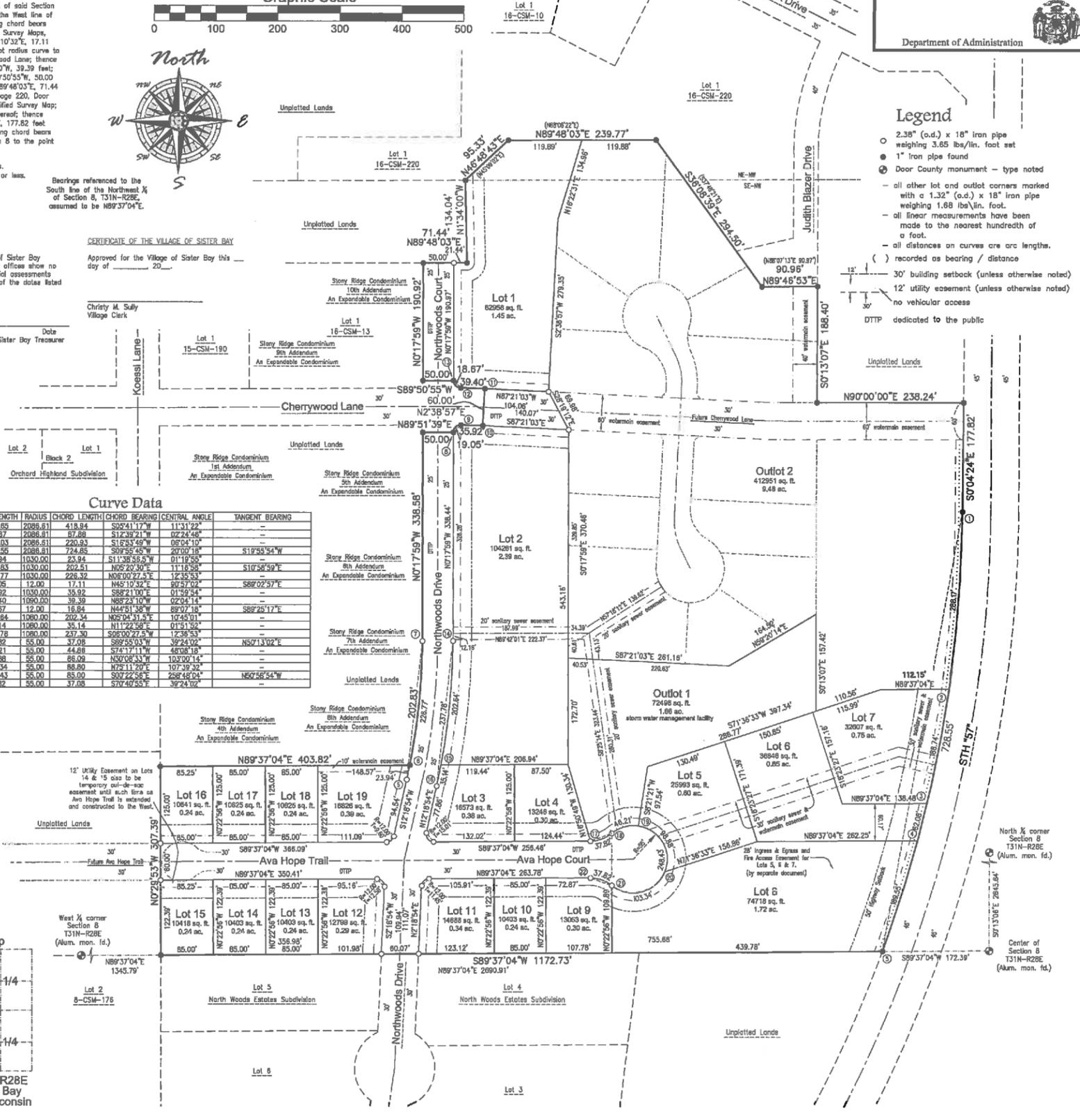
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Stony Ridge Development LLC

PROJECT NO.
L-18907

SHEET NO.
1 of 1

DRAWING NO.
P-2190



SURVEYOR'S CERTIFICATE

I, Steven M. Bleda, Registered Land Surveyor, S-2275, hereby certify: That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Sister Bay and the Door County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Stony Ridge", and that such plot correctly represents of exterior boundaries and the subdivision of the land surveyed and its parts of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of Section 8, T31N-R28E; thence N89°37'04"E, 1345.79 feet along the South line of the Northwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 and the point of beginning; thence N07°29'53"W, 307.39 feet along the West line of said quarter-quarter; thence N89°37'04"E, 403.82 feet; thence 202.83 feet along the arc of a 1030.00 foot curve to the left whose long chord bears N05°20'30"E, 202.51 feet; thence N07°17'59"W, 190.92 feet; thence N89°51'39"E, 50.00 feet along the South line of Volume 16, Certified Survey Maps, page 13, Door County Records; thence 19.05 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N45°10'32"E, 17.11 feet; thence 35.92 feet along said South line, being the Southerly right of way of Cherrywood Lane, and being the arc of a 1030.00 foot radius curve to the right whose long chord bears S89°21'00"E, 35.92 feet; thence N02°38'57"E, 60.00 feet to the Northerly right of way of said Cherrywood Lane; thence 39.40 feet along said Northerly right of way being the arc of a 1090.00 foot radius curve to the left whose long chord bears N85°23'10"W, 39.39 feet; thence 18.67 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N44°51'38"W, 18.64 feet; thence S89°50'55"W, 50.00 feet; thence N00°17'59"W, 190.92 feet along the East line of Lot 1, said Certified Survey Map to the Northeast corner thereof; thence N89°48'03"E, 71.44 feet; thence N89°48'03"E, 239.77 feet along said South line; thence S36°08'39"E, 294.50 feet along a South line of said Certified Survey Map; thence N89°48'03"E, 90.96 feet along said South line, being the Southerly right of way of Judith Blazer Drive to the Southeast corner thereof; thence S00°13'07"E, 188.40 feet; thence N90°00'00"E, 238.24 feet to the Westerly right of way of State Trunk Highway "57"; thence S00°04'24"E, 177.82 feet along said right of way; thence 728.55 feet along said right of way being the arc of a 2085.61 foot radius curve to the right whose long chord bears S09°55'45"W, 724.85 feet; thence S89°37'04"W, 1172.73 feet along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 8 to the point of beginning.

Parcel contains 1,093,936 square feet / 25.11 acres, more or less. Road dedication contains 110,405 square feet / 2.53 acres, more or less.

Steven M. Bleda S-2275 January 28, 2014

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stakes or obstruct vision along any lot lines or street lines, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Stony Ridge Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. Stony Ridge Development LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF SISTER BAY WISCONSIN DEPARTMENT OF TRANSPORTATION WISCONSIN DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said Stony Ridge Development LLC has caused these presents to be signed by Keith E. Gort, its Member, on this day of 20__.

Keith E. Gort Member

Personally came before me this day of 20__ the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires Door County, Wisconsin

STATE OF WISCONSIN COUNTY OF DOOR

CERTIFICATE OF CORPORATE MORTGAGEE

a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Owner(s).

IN WITNESS WHEREOF, its and countersigned by its at this day of

Personally came before me this day of 20__ the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

Notary Public My Commission Expires Brown County, Wisconsin

STATE OF WISCONSIN COUNTY OF BROWN

CERTIFICATE OF CORPORATE MORTGAGEE

a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Owner(s).

IN WITNESS WHEREOF, its and countersigned by its at this day of

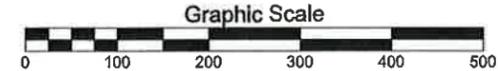
Personally came before me this day of 20__ the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

Notary Public My Commission Expires Brown County, Wisconsin

STATE OF WISCONSIN COUNTY OF BROWN

Stony Ridge

Parts of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified 20__ Department of Administration

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
1" iron pipe found
Door County monument - type noted
all other lot and outlot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot.
all linear measurements have been made to the nearest hundredth of a foot.
all distances on curves are arc lengths, () recorded as bearing / distance
30' building setback (unless otherwise noted)
12' utility easement (unless otherwise noted) no vehicular access
DTPP dedicated to the public

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Contains curve data for various sections of the property.

PHASE IA 4 SINGLE FAMILY

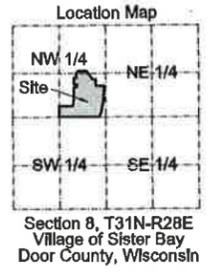
PHASE IB 6 CONDOS / 12 UNITS

PHASE 1 3 (8) UNIT APTS 9 SINGLE FAMILY 1 STORAGE UNIT 2 CONDOS / 4 UNITS

SEWER / WATER APPLEWOOD

ROAD TO NORTHWOODS DRIVE

TEMP CUL-DE-SAC GRAVEL



SCALE 1"=100'

DRAWN BY BAR

Stony Ridge

Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672

Stony Ridge Development LLC

PROJECT NO. L-18907 SHEET NO. 1 of 1 DRAWING NO. P-2190

SURVEYOR'S CERTIFICATE

I, Steven M. Bleda, Registered Land Surveyor, S-2275, hereby certify: That in full compliance with the provisions of Chapter 235, Wisconsin Statutes, and the subdivision regulations of the Village of Sister Bay and the Door County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Stony Ridge" and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and its parts of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of Section 8, T31N-R28E; thence N89°37'04"E, 1345.79 feet along the South line of the Northwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 and the point of beginning; thence N07°29'53"W, 307.39 feet along the West line of said quarter-quarter; thence N89°37'04"E, 403.82 feet; thence 202.83 feet along the arc of a 1030.00 foot curve to the left whose long chord bears N05°20'30"E, 202.51 feet; thence N07°17'59"W, 338.58 feet; thence N89°51'39"E, 50.00 feet along the South line of Volume 16, Certified Survey Maps, page 13, Door County Records; thence 19.05 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N45°10'32"E, 17.11 feet; thence 35.82 feet along said South line, being the Southerly right of way of Cherrywood Lane, and being the arc of a 1030.00 foot radius curve to the right whose long chord bears S89°21'00"E, 35.52 feet thence N02°38'57"E, 60.00 feet to the Northerly right of way of said Cherrywood Lane; thence 39.40 feet along said Northerly right of way being the arc of a 1090.00 foot radius curve to the left whose long chord bears N88°23'10"W, 39.39 feet; thence 18.67 feet along the arc of a 12.00 foot radius curve to the right whose long chord bears N44°51'38"W, 18.64 feet; thence S89°50'55"W, 50.00 feet; thence N07°17'59"W, 190.52 feet along the East line of Lot 1, said Certified Survey Map to the Northeast corner thereof; thence N89°48'03"E, 71.44 feet; thence N01°34'00"W, 134.04 feet; thence N46°48'43"E, 95.33 feet along a South line of Lot 1, Volume 16, Certified Survey Maps, page 220, Door County Records; thence N89°48'03"E, 239.77 feet along said South line; thence S38°08'39"E, 294.50 feet along a South line of said Certified Survey Map; thence N89°45'53"E, 90.96 feet along said South line, being the Southerly right of way of Judith Blazer Drive to the Southeast corner thereof; thence S00°13'07"E, 188.40 feet; thence N87°00'00"E, 238.24 feet to the Westerly right of way of State Trunk Highway "57", thence S00°04'24"E, 177.82 feet along said right of way; thence 728.55 feet along said right of way being the arc of a 2085.61 foot radius curve to the right whose long chord bears S09°55'45"W, 724.85 feet; thence S89°37'04"W, 1172.73 feet along the South line of the Southeast 1/4 of said Section 8 to the point of beginning.

Parcel contains 1,093,935 square feet / 25.11 acres, more or less. Road dedication contains 110,405 square feet / 2.53 acres, more or less.

Steven M. Bleda S-2275 January 29, 2014

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Stony Ridge Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Stony Ridge to be surveyed, divided, mapped and dedicated as represented herein. Stony Ridge Development LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF SISTER BAY WISCONSIN DEPARTMENT OF TRANSPORTATION WISCONSIN DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said Stony Ridge Development LLC has caused these presents to be signed by Keith E. Goral, its Member, on this day of 2014.

Keith E. Goral Member

Personally came before me this day of 2014, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires Door County, Wisconsin

STATE OF WISCONSIN COUNTY OF DOOR

CERTIFICATE OF CORPORATE MORTGAGEE

Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Owner(s).

IN WITNESS WHEREOF, its and countersigned by its at this day of

Personally came before me this day of 2014, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public My Commission Expires Brown County, Wisconsin

STATE OF WISCONSIN COUNTY OF BROWN

CERTIFICATE OF CORPORATE MORTGAGEE

Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Owner(s).

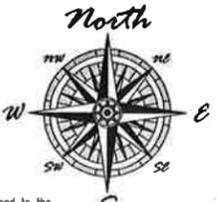
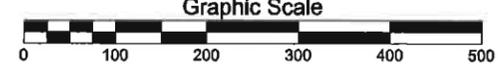
IN WITNESS WHEREOF, its and countersigned by its at this day of

Notary Public My Commission Expires Brown County, Wisconsin

STATE OF WISCONSIN COUNTY OF BROWN

Stony Ridge

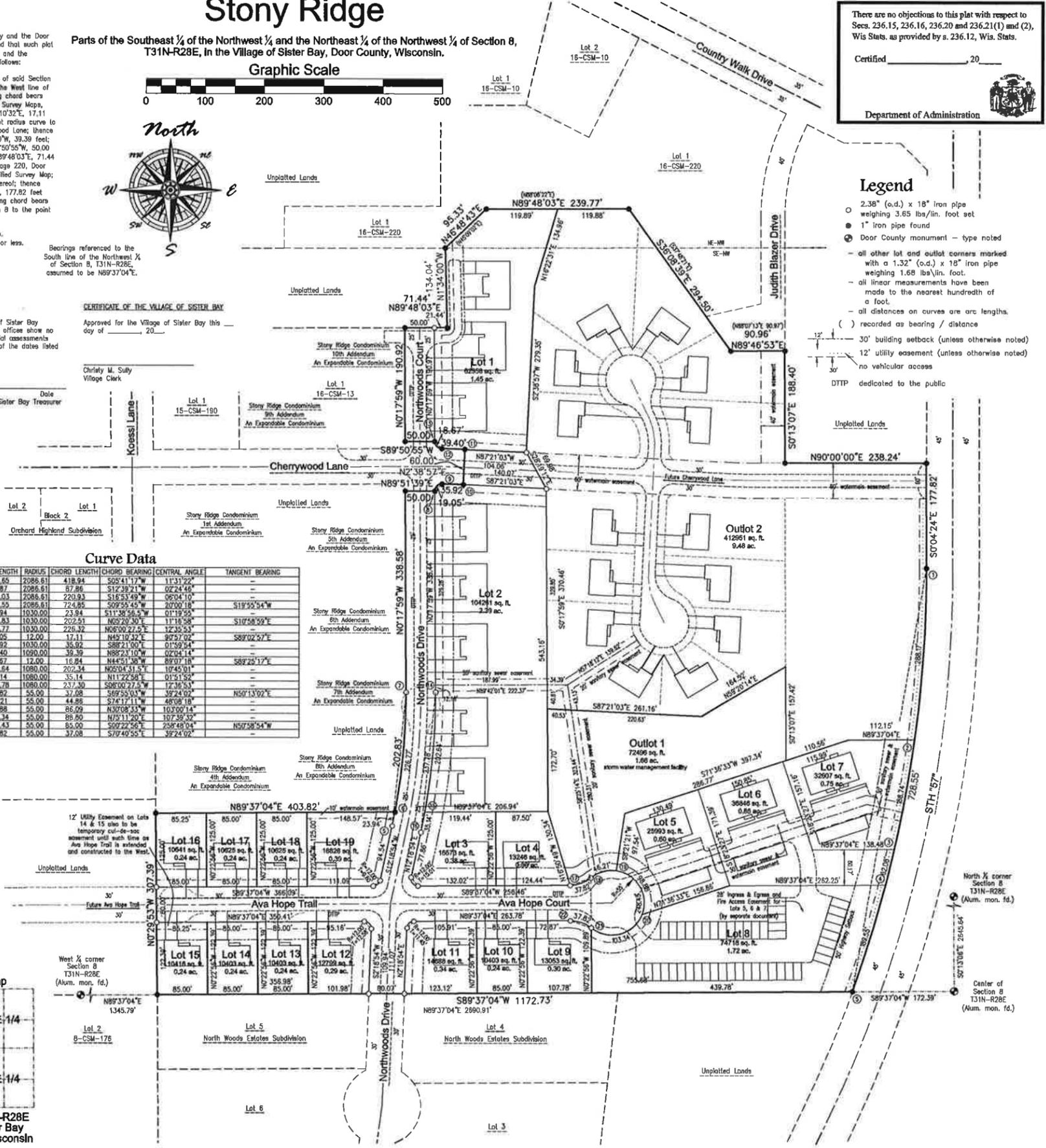
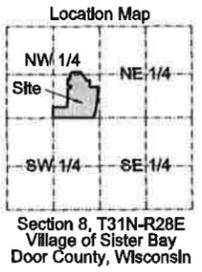
Parts of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, T31N-R28E, in the Village of Sister Bay, Door County, Wisconsin.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by a 236.12, Wis. Stats. Certified 2014 Department of Administration

- Legend: 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set; 1" iron pipe found; Door County monument - type noted; all other lot and outlet corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot; all linear measurements have been made to the nearest hundredth of a foot; all distances on curves are arc lengths; () recorded as bearing / distance; 30' building setback (unless otherwise noted); 12' utility easement (unless otherwise noted) no vehicular access; DTTP dedicated to the public

Table with 7 columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. It lists curve data for various sections of the survey.



SCALE 1"=100'

DRAWN BY BAR

Stony Ridge

Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672

Stony Ridge Development LLC PROJECT NO. L-18907 SHEET NO. 1 of 1 DRAWING NO. P-2190

PROJECT NO. L-18907 SHEET NO. 1 of 1 DRAWING NO. P-2190



10893

**ISLAND
VIEW**
-854-5702
COTTAGES

CABLE TV VACANCY

854-5702

GAS 394 412

MasterCard Visa

30

10893

8
5
4
-
5
7
0
2

ISLAND VIEW

8545702

COTTAGES

CABLE TV

NO

VACANCY

Company: Island View Cottages
Order #: 3
Date: 5.16.14
Designer: Bill

Production Process: Solvent
Additional Items:

Substrate:

Premium
Standard
Reflective
3M Control Tac
Window Perf

Quantity
1
1

24X36



6X36

920-854-5702

6X36

No Vacancy

FASTSIGNS
More than fast. More than signs.™

2815 S. Oneida St. • Green Bay, Wisconsin

Phone 920.490.9800 • Fax 920.490.0596



Approval:

Date:

At FASTSIGNS® of Green Bay, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval by signing this rendering, please examine all proofs carefully for the accuracy of information presented as well as spelling, punctuation, numbers, graphics, colors, size, and general layout. In the event that we have miscommunicated regarding your original design, or you would like some changes we will be pleased to provide you a second proof or revision free of charge if needed. Thereafter, any further proofs will be billed at \$20.00 per proof.



Village of Sister Bay
 2383 MAPLE DRIVE • SISTER BAY, WI 54234
 PHONE: (920) 854-4118 • FAX: (920) 854-9637
 E-MAIL: INFORMATION@SISTERBAY.COM

THIS AREA FOR OFFICE USE ONLY	
Account No.	Permit Issued Date
Fee Amount Paid: 50	Receipt #:

Sign Permit Application

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Applicant (If different from property owner) Britt Unkefer	Parcel Identification Number (PIN) 181-
Street Address 10675 Meadows Ln	Subdivision or CSM (Volume/Page/Lot)
City • State • Zip Code • Phone Number Sister Bay WI 54234 331 6706	Address Of Property (DO NOT include City/State/ZipCode) 10677 N. Bay Shore Dr.
Property Owner (If different from applicant) Signature of Owner Wild Tomato Sister Bay LLC	Width (in feet) of the front of the building facing the street:
Street Address P.O. Box 547	
City • State • Zip Code Fish Creek, WI 54212	
Sign Contractor (Agent)	CURRENT PROPERTY USE
Street Address	<input type="checkbox"/> Non-commercial <input type="checkbox"/> Single occupant commercial <input type="checkbox"/> Other _____ <input type="checkbox"/> Multi-occupant commercial <input checked="" type="checkbox"/> Other commercial
City • State • Zip Code • Phone Number	

PROPOSED SIGN

Type of Sign Construction	Sign Details
(Please check/complete ALL that apply below) <input type="checkbox"/> Ground <input type="checkbox"/> Wall <input type="checkbox"/> Directory <input type="checkbox"/> Window <input checked="" type="checkbox"/> Projecting <input type="checkbox"/> Temporary <input type="checkbox"/> Other _____	Sign Size: 2ft by 1ft 4in. Total Square Feet _____ Number of Sides 2 Height (Sign Peak) 9'6" Height to bottom of sign 7'6" Distance from building projecting Distance from front lot line/ROW 24' Distance from side lot line 23' Illumination: _____
Size of window (square feet) _____ Total square footage of all signs on property _____ Building height were sign is to be placed _____	

Please complete the sign design on the attached sheet.
 I agree to mark or stake out the location of the proposed sign on the site.

CERTIFICATE

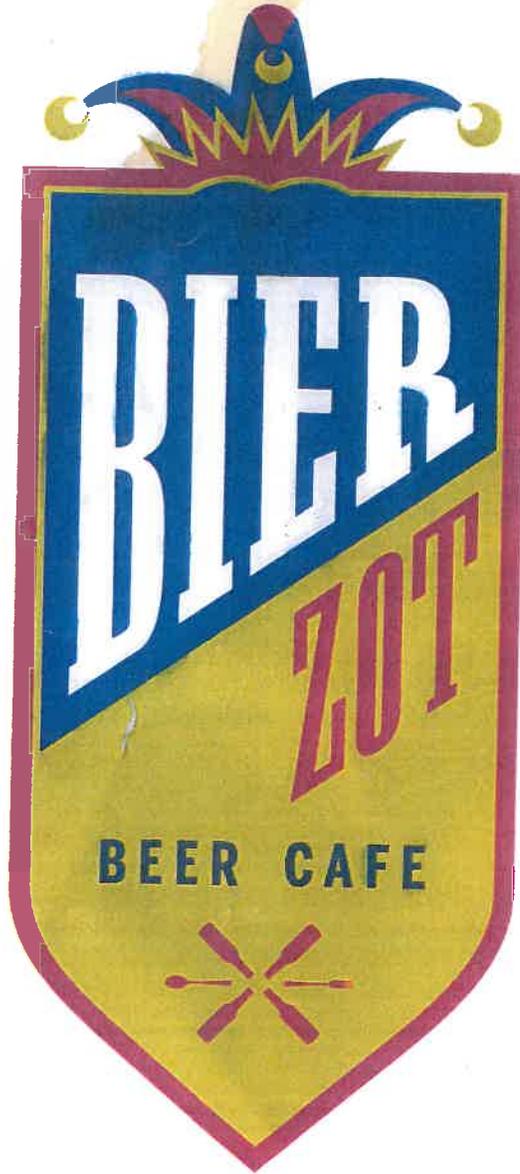
I, the undersigned, hereby apply for a Sign Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that all work performed will be done in accordance with the Sister Bay Zoning Code and with all other applicable laws and regulations. I hereby authorize the Zoning Administrator to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct zoning code inspections.

Signature: [Signature] Date: 5/21/2014
 Daytime Contact Number (414) 331-6706 Email address: britt@wildtomato.pizza.com

Download
Camp

off base

swatch 25 books
For patron to
process



 PMS 618
 PMS 655
 PMS 202



(Red)
202 on
page 2
(of 13)

pp

USA



Tyvek

HomeWrap

1-800-44-TYVEK WWW.CONSTRUCTION.TYVEK.COM



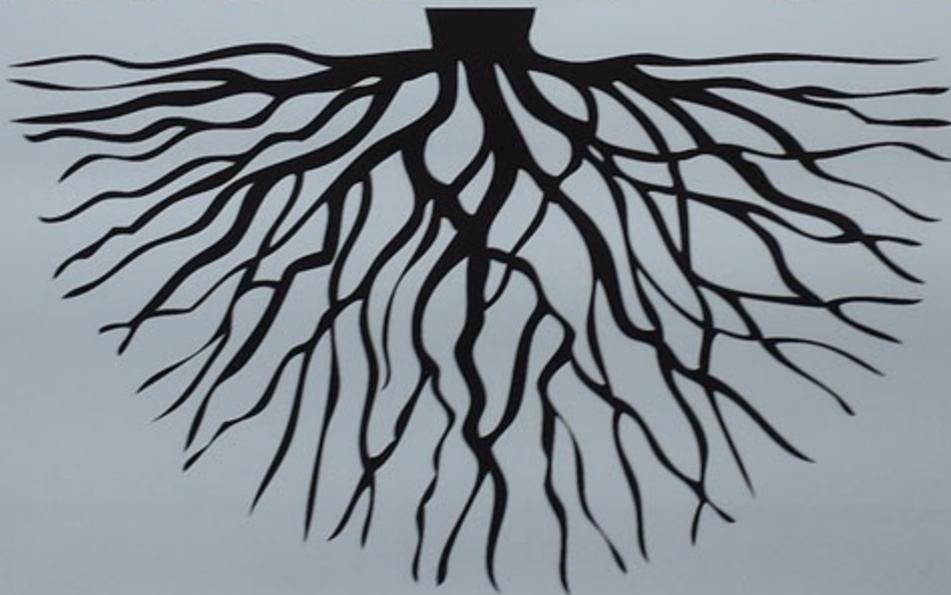
The miracles of science™







IRONWOOD YOGA



IronwoodYoga.com

