



PLAN COMMISSION MEETING AGENDA

Wednesday June 25, 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. Consider a motion to approve a final plat for Stony Ridge subdivision, Phase 1 and 1a; recommendation to Village Board for final approval.
2. Consider a motion to approve architectural plans for buildings in Stony Ridge subdivision phase 1 and 1a.
3. Hear and discuss concerns of Doug Schwartz of the Cook Book regarding shopping center signs.
4. Discussion on Act 112 and changes in lot sizes related to Bay Shore Project.
5. Review and consider a motion to approve a Sign Permit for Drink Coffee.
6. Review and consider a motion to approve a Sign Permit for Wild Tomato.
7. Review and consider a motion to approve a Sign Permit for Beacon Marine.
8. Review and consider a motion to approve a Sign Permit for Vilius Vaiclhaushe (10873 N Spring Rd.)
9. Review and consider a motion to act on the Village's Zoning Fee Schedule.
10. Consider a motion to act on Sec. 66.0791, Compliance (signs); authorizing Village President and Zoning Administrator to jointly act as "designated representatives" for repair/replacement of signs.
11. Report by the Zoning Administrator regarding development activities, various enforcement actions, and issuance of Sign and Zoning Permits.
 - a. Compliance
 - Beacon Marine
 - 10873 N. Spring Rd.
 - Husby's
 - Old Gage Property on Bay Shore Dr.
 - b. Issuance of a Long Duration Special Event Permit for Beacon Marine.
Issuance of a Long Duration Special Event Permit for Chop.
Review of accessory structure patio project at Sister Bay Bowl; permit not required.
12. 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).

1 accessory structures in front yards. Discussion took place regarding this issue and Grutzmacher
2 noted that the Plan Commission already addressed this issue several years ago and decided that
3 the regulation was appropriate as written.

4
5 *It was the consensus that before further action is taken on the Zoning Board of Appeals' rec-*
6 *ommendation the Zoning Administrator shall research the history of this issue and provide a*
7 *written report to the Commission.*

8
9 **Item No. 3. Review of a preliminary plat for Stony Ridge Subdivision, Phase I and Phase IA:**

10 Jarod Schmidt of Robert E. Lee & Associates explained that Keith Garot, who was not able to
11 attend this meeting, would like to proceed with Phase I and Phase IA of the Stony Ridge Subdi-
12 vision, which will consist of single family homes, ASAP. Jackson presented a preliminary plat
13 for that development and pointed out the various aspects of it. As proposed Lots 5, 6 and 7
14 won't satisfy the Village's rear yard setback regulations, and, therefore, they will have to be
15 shifted a bit. Further, a temporary cul-de-sac will be utilized, a gravity sewage system will be
16 installed, and smaller lots are being proposed. In order for the density within the development
17 to be reduced a $\frac{3}{4}$ majority vote of the Commissioners will be required, but that may only oc-
18 cur if the Commission members determine that supplemental design elements or improvements
19 are incorporated into the project which compensate for the modification of the particular
20 standard. Garot is contending that the proposed development will satisfy the needs of individu-
21 als who want to live and work in the Village. Duffy indicated that he is appreciative of the fact
22 that Garot wants to expand his development and provide much needed affordable housing, but
23 voiced concerns about the smaller lot sizes and uncertainty about road completion dates.

24
25 *A motion was made by Lienau, seconded by Grutzmacher, that the preliminary plat for Stony*
26 *Ridge Subdivision, Phase I and Phase IA be approved as presented. Lienau, Grutzmacher, Baker*
27 *and Bell voted in favor of the motion, but Duffy and Lundquist were opposed. Motion failed.*

28
29 Lienau noted that the area in question was addressed in the CUPAC Study and was sited as be-
30 ing an area suited for the type of development being proposed by Garot. Schmidt also noted
31 that it was his understanding that the Plan Commission had previously approved of Garot's de-
32 velopment concept for the area in question, which was very similar to the development depict-
33 ed on the previously mentioned preliminary plat.

34
35 *A motion to reconsider was subsequently made by Duffy, seconded by Lundquist, and that mo-*
36 *tion carried – All ayes.*

37
38 *A second motion was then made by Lienau, seconded by Grutzmacher, that the preliminary*
39 *plat for Stony Ridge Subdivision, Phase I and Phase IA be approved as presented. Motion car-*
40 *ried – All ayes.*

41
42 *It was the consensus that within twenty-four months of substantial completion and dedication*
43 *to the Village of Phase I infrastructure Northwoods Drive shall be connected to Cherrywood.*

44
45 **Item No. 4. Review and consider a motion to approve a Sign Permit for Jill Johnson:**

46 Jill Johnson would like to replace the sign for Island View Cottages, and photos of the existing
47 sign as well as the proposed sign were included in the meeting packets.

48
49 *A motion was made by Grutzmacher, seconded by Lundquist that the Plan Commission ap-*
50 *proves of the issuance of a sign permit to Jill Johnson for the new sign for Island View Cottages*

1 which was reviewed at this meeting. The issuance of the permit shall be conditioned upon
 2 submission of a Sign Permit Application and payment of the applicable fee. Motion carried – All
 3 ayes.
 4

5 **Item No. 5. Review and consider a motion to approve a Sign Permit for the Wild Tomato:**

6 A Sign Permit Application for signage for the Wild Tomato was included in the meeting packets
 7 and the Commission members jointly reviewed that documentation.
 8

9 *A motion was made by Duffy, seconded by Bell that the Plan Commission approves of the issu-*
 10 *ance of a sign permit to Britt Unkefer for the Bier Zot sign for the Wild Tomato Restaurant, as*
 11 *presented. Motion carried – All ayes.*
 12

13 *At 6:55 P.M. a brief recess was taken and the Commission reconvened at 6:58 P.M.*
 14

15 **Item No. 6. Report by the Zoning Administrator regarding development activities, various en-**
 16 **forcement actions, and issuance of Sign and Zoning Permits:**

17 **A. Issuance of a sandwich board permit to Pipka's:**

18 A sandwich board permit was recently issued to Pipka's.
 19

20 **B. Issuance of a long duration special event permit for Ironwood Yoga Studio:**

21 Brad Massey, the owner of Ironwood Yoga Studio, has scheduled a grand open-
 22 ing for his new business, which will be operated in the building which formerly
 23 housed The Casual Living Gallery, and a photo of a banner which was recently
 24 erected without a permit was included in the meeting packets. Jackson contact-
 25 ed Massey and informed him that the banner had to come down as a permit had
 26 not been issued for it, and made a referral to the Plan Commission.
 27

28 *It was the consensus that the previously mentioned Ironwood Yoga banner shall*
 29 *be allowed, but that the owners of Ironwood Yoga Studio shall be informed that*
 30 *if they intend to erect any additional signage, prior approval from the Village*
 31 *Administrator and/or Plan Commission will be required.*
 32

33 **Item No. 7. Discussion regarding matters to be placed on a future agenda or referred**
 34 **to a committee, Village official or employee:**

35 It was the consensus that the following issues shall be addressed at a future meeting of
 36 the Plan Commission:
 37

- 38 • Review of the Village's Zoning Fee Schedule.
- 39 • Discussion regarding the possibility of allowing the Village President and Village Admin-
 40 istrator to approve signage displayed in the Village without the approval of the Plan
 41 Commission unless there is a considerable change in the design and appearance of that
 42 signage.
- 43 • Discussion regarding the recommendation from the Zoning Board of Appeals that
 44 §66.0501(b)(e)(1), which states that garages are prohibited in front yards, be amended.
 45

46 Lienau noted that at today's County Board Meeting J.B. Van Hollen was present and stressed
 47 that no discussion should take place regarding an action item before a Board, Committee or
 48 Commission unless and until a motion has been made and seconded with respect to that item.
 49 It was the consensus that all future agendas should be drafted and meetings conducted with this
 50 rule in mind.

Minutes of the February 4, 2014 Meeting of the Plan Commission

1 Lienau also stressed that all Village officials should be extremely cognizant of the provisions of
2 the Open Meetings Law.

3

4 **Adjournment:**

5 *A motion was made by Grutzmacher, seconded by Baker to adjourn the meeting of the Plan*
6 *Commission at 7:24 P.M. Motion carried – All ayes.*

7

8 Respectfully submitted,



9

10 Janal Suppanz,

11 Administrative Assistant

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, 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 plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is parts of the Southeast 1/4 of the Northwest 1/4 and the Northwest 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 N00°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 N00°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 35.92 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 1090.00 foot radius curve to the left whose long chord bears N89°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°55'55"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 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 S36°08'39"E, 294.50 feet along a South line of said Certified Survey Map; thence N89°46'53"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 N89°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 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 1,093,936 square feet / 25.11 acres, more or less. Road dedication contains 110,405 square feet / 2.53 acres, more or less.

Steven M. Bieda 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. Garot, its Member, on this ___ day of ___, 20__.

Keith E. Garot 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 } 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, its and countersigned by its at this ___ day of

Personally came before me this ___ day of ___, 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.

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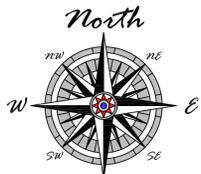
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Stony Ridge

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.

Graphic Scale



Bearings referenced to the South line of the Northwest 1/4 of Section 8, T31N-R28E, assumed to be N89°37'04"E.

CERTIFICATE OF THE DOOR COUNTY TREASURER

As duly elected Door County Treasurer and Village of Sister Bay Treasurer, we hereby certify that the records in our offices show no unredempted tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Door County Treasurer Date Village of Sister Bay Treasurer Date

CERTIFICATE OF THE VILLAGE OF SISTER BAY

Approved for the Village of Sister Bay this day of ___, 20__.

Christy M. Sully Village Clerk

Lot 1 15-CSM-190

Lot 1 16-CSM-113

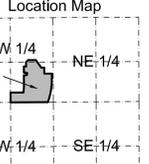
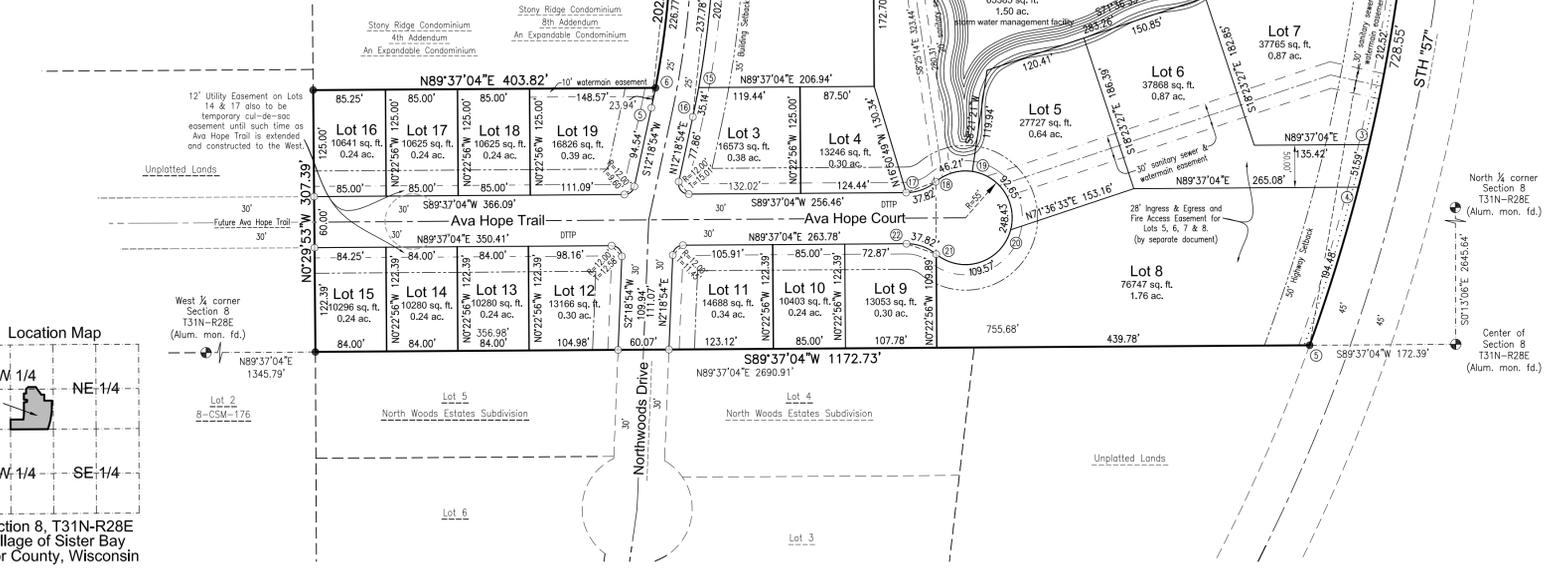
Lot 1 16-CSM-220

Lot 2 16-CSM-10

Lot 1 16-CSM-10

Lot 1 16-CSM-220

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.



Section 8, T31N-R28E 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" (a.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" (a.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.

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

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Steven M. Bieda S-2275 January 29, 2014

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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:

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

Keith E. Garot 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 ___ Brown County, Wisconsin

STATE OF WISCONSIN } COUNTY OF DOOR } SS

CERTIFICATE OF CORPORATE MORTGAGEE

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

Personally came before me this ___ day of ___, 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 My Commission Expires ___ Brown County, Wisconsin

STATE OF WISCONSIN } COUNTY OF BROWN } SS

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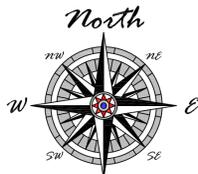
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STATE OF WISCONSIN } COUNTY OF BROWN } SS

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.

Graphic Scale



Bearings referenced to the South line of the Northwest 1/4 of Section 8, T31N-R28E, assumed to be N89°37'04"E.

CERTIFICATE OF THE DOOR COUNTY TREASURER

As duly elected Door County Treasurer and Village of Sister Bay Treasurer, we hereby certify that the records in our offices show no unredempted tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Door County Treasurer Date Village of Sister Bay Treasurer Date

CERTIFICATE OF THE VILLAGE OF SISTER BAY

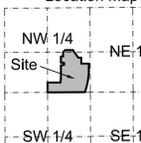
Approved for the Village of Sister Bay this day of ___, 20__.

Christy M. Sully Village Clerk

Curve Data

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Contains 22 rows of curve data.

Location Map



Section 8, T31N-R28E 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

SCALE 1"=100'

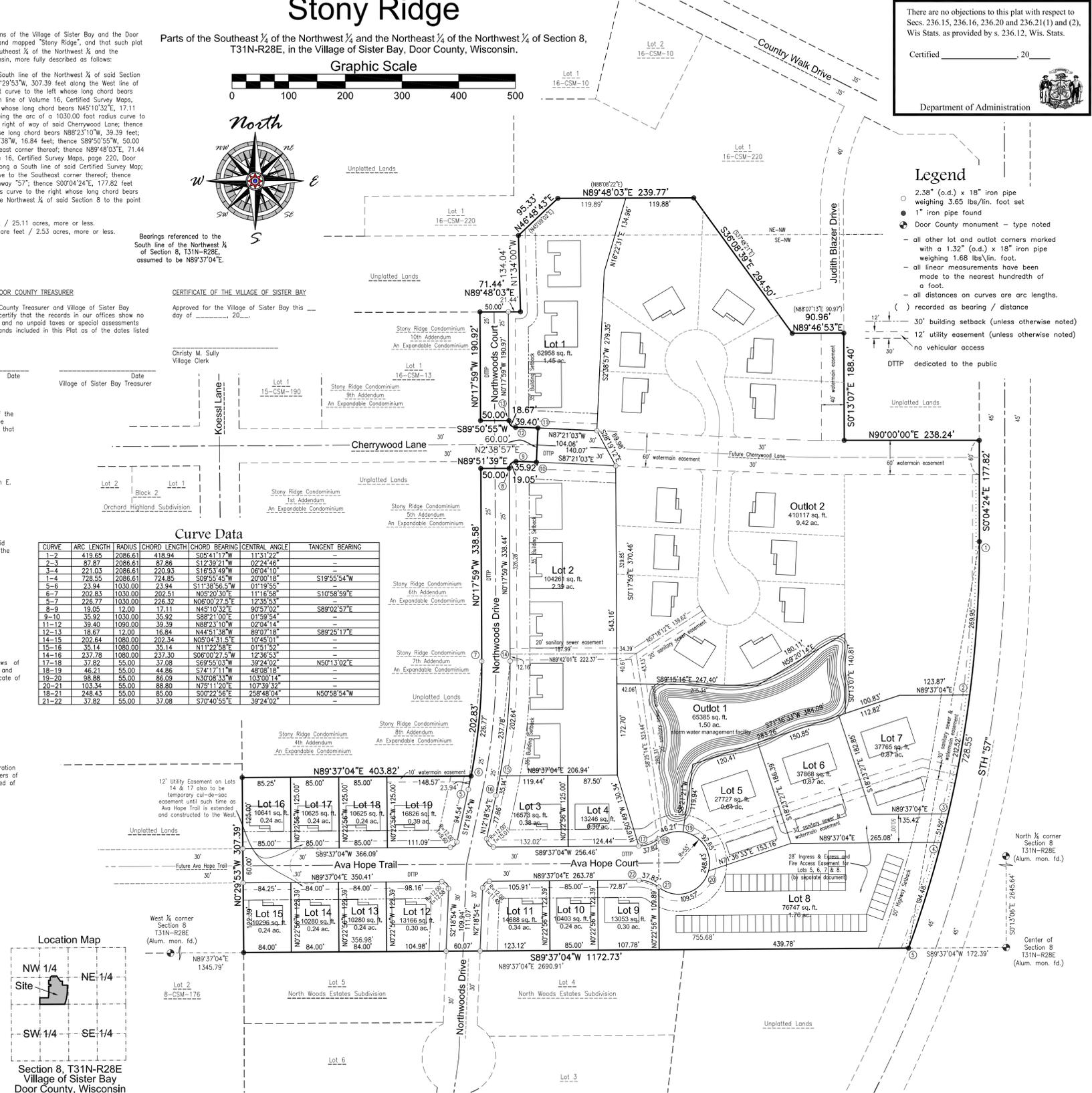
DRAWN BY BAR

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



2005 Senate Bill 253

Date of enactment: February 15, 2006

Date of publication*: March 1, 2006

2005 WISCONSIN ACT 112

AN ACT to amend 59.692 (1s) (a) 2.; and to create 59.69 (10m), 60.61 (5m), 61.351 (5m), 62.23 (7) (hc) and 62.231 (5m) of the statutes; relating to: **authorizing the restoration of a nonconforming structure that is destroyed by vandalism or certain natural forces.**

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 59.69 (10m) of the statutes is created to read:

59.69 (10m) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance enacted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision ... [revisor inserts date].

2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance enacted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 2. 59.692 (1s) (a) 2. of the statutes is amended to read:

59.692 (1s) (a) 2. The damage or destruction was caused by violent wind, vandalism, fire or a flood, ice, snow, mold, or infestation.

SECTION 3. 60.61 (5m) of the statutes is created to read:

60.61 (5m) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance adopted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision ... [revisor inserts date].

2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance adopted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage

* Section 991.11, WISCONSIN STATUTES 2003-04 : Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication as designated" by the secretary of state [the date of publication may not be more than 10 working days after the date of enactment].

2005 Wisconsin Act 112

- 2 -

2005 Senate Bill 253

or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 4. 61.351 (5m) of the statutes is created to read:

61.351 (5m) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance adopted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision [revisor inserts date].

2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance adopted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 5. 62.23 (7) (hc) of the statutes is created to read:

62.23 (7) (hc) *Restoration of certain nonconforming structures.* 1. Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance enacted under this subsection may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to subd. 2., location, and use that it had immediately before the damage or destruction occurred, or impose any limits on

the costs of the repair, reconstruction, or improvement if all of the following apply:

a. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision paragraph [revisor inserts date].

b. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

2. An ordinance enacted under this subsection to which subd. 1. applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 6. 62.231 (5m) of the statutes is created to read:

62.231 (5m) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance enacted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision [revisor inserts date].

2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance enacted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.



Village of Sister Bay
 2383 MAPLE DRIVE • SISTER BAY, WI 54234
 PHONE: (920) 854-4118 • FAX: (920) 854-9637
 E-MAIL: INFO@SISTERBAYWI.GOV
 WEB SITE: WWW.SISTERBAYWI.GOV

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

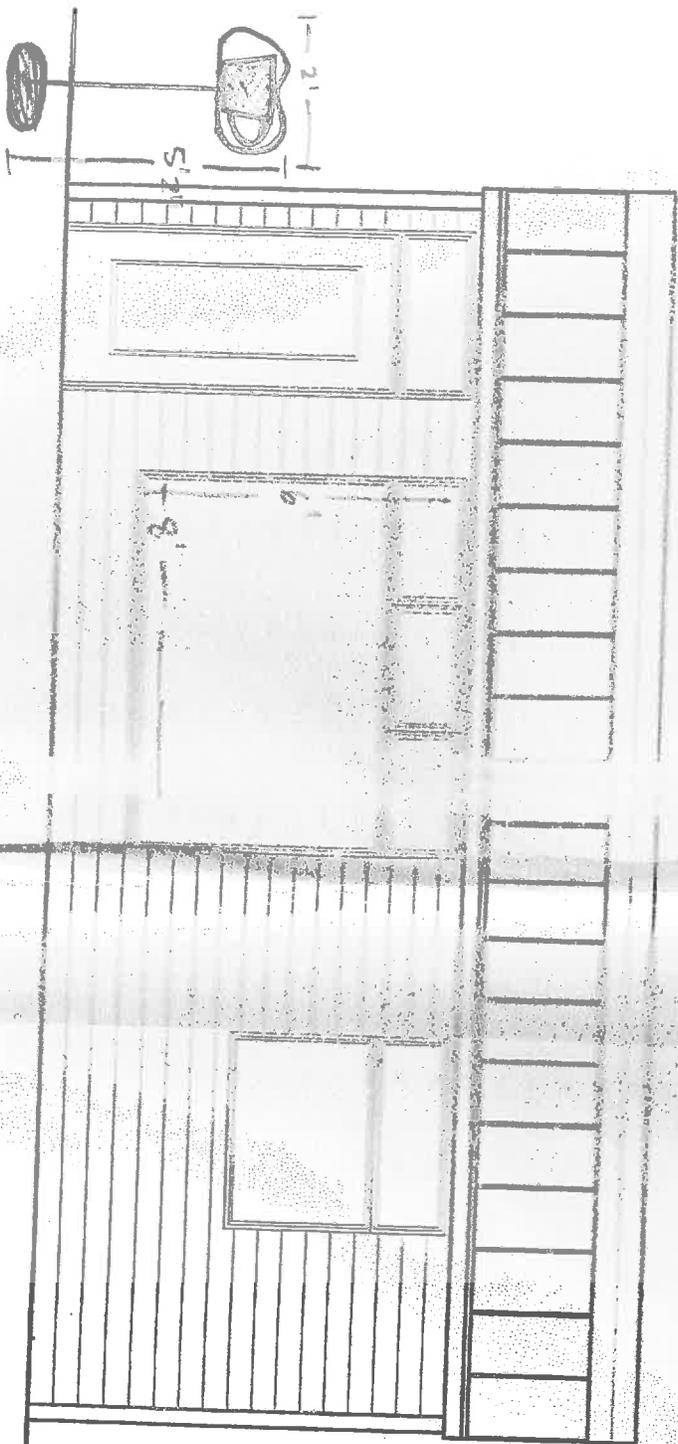
Sign Permit Application

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION
Applicant (if different from property owner)		Parcel Identification Number (PIN) 181-21-0304
Street Address		Subdivision or CSM (Volume/Page/Lot)
City • State • Zip Code • Phone Number		Address Of Property (DO NOT include City/State/ZipCode) 10649 N. BAYSHORE DR
Property Owner (if different from applicant)	Signature of Owner	
RACHEL IDHMAN	<i>Rachel Idhman</i>	
Street Address		Width (in feet) of the front of the building facing the street: 27'
10649 BAYSHORE DRIVE		
City • State • Zip Code		
SISTER BAY, WI 54234		
Sign Contractor (Agent)		CURRENT PROPERTY USE
N/A		<input type="checkbox"/> Non-commercial <input type="checkbox"/> Multi-occupant commercial <input checked="" type="checkbox"/> Single occupant commercial <input type="checkbox"/> Other commercial <input type="checkbox"/> Other _____
Street Address		
City • State • Zip Code • Phone Number		

PROPOSED SIGN	
Type of Sign Construction <i>(Please check/complete ALL that apply below)</i> <input checked="" type="checkbox"/> Ground <input type="checkbox"/> Wall <input type="checkbox"/> Directory <input type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Temporary _____ <input checked="" type="checkbox"/> Other Sand Board	Sign Details Sign Size: 2' by 1.5' Total Square Feet 3 Number of Sides 2 Height (Sign Peak) 5'2" Height to bottom of sign 4' Distance from building 3' Distance from front lot line/ROW _____ Distance from side lot line _____ Illumination: NONE
Size of window (square feet) 48' Total square footage of all signs on property 12' Building height where sign is to be placed GROUND	

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 Rachel Idhman	Date 10/18/14
Daytime Contact Number (920) 421-3438	Email address rach482@hotmail.com



FRONT ELEVATION SAME ELEVATION
SCALE: 1/4" = 1'-0"

0-5"



IT'S AN ANTIQUE
BIRD CAGE STAND.
WE'D PUT A CHALK BOARD
COFFEE CUP INSIDE IT.



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)	Parcel Identification Number (PIN) 181-
Street Address	Subdivision or CSM (Volume/Page/Lot)
City • State • Zip Code • Phone Number	Address Of Property (DO NOT include City/State/ZipCode)
Property Owner (If different from applicant) Signature of Owner <i>Wild Tomato Sister Bay LLC [Signature]</i>	
Street Address <i>10677 N. Bayshore Dr.</i>	Width (in feet) of the front of the building facing the street: <i>38ft</i>
City • State • ZipCode <i>Sister Bay WI 54234</i>	
Sign Contractor (Agent)	
Street Address	
City • State • Zip Code • Phone Number	

CURRENT PROPERTY USE
<input type="checkbox"/> Non-commercial <input type="checkbox"/> Multi-occupant commercial <input type="checkbox"/> Single occupant commercial <input checked="" type="checkbox"/> Other commercial <input type="checkbox"/> Other _____

PROPOSED SIGN

Type of Sign Construction
(Please check/complete ALL that apply below)

Ground Wall Directory
 Window Projecting Temporary _____
 Other _____

Size of window (square feet) _____
 Total square footage of all signs on property _____
 Building height were sign is to be placed *5'6"*

Sign Details

Sign Size: _____ by _____
 Total Square Feet _____
 Number of Sides *1*
 Height (Sign Peak) _____
 Height to bottom of sign _____
 Distance from building *—*
 Distance from front lot line/ROW *23'*
 Distance from side lot line *13'*
 Illumination: _____

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 *briff@wildtomato.com*



Red 7620
teal 320
Tan gradient of white 453

On Apr 23, 2014, at 2:06 PM, Sara Unkefer wrote:

Is that with the red?

On Wed, Apr 23, 2014 at 1:45 PM, MIKE MAGESTRO <mike@mindspikedesign.com> wrote:
here you go!

<Screen Shot 2014-04-23 at 1.44.26 PM.png>

Hi Mike,

Sorry I have been dragging my feet on the Macho logo. Things have been crazy as usual.
So, I would like to have you make one more color change. I am leaning towards the dark orange with blue



WETLAND NOTICE AND ACKNOWLEDGEMENT

According to 2009 Wisconsin Act 373, no permit may be issued until the property owner signs the statement below acknowledging that s/he received the following notice:

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page at <http://dnr.wi.gov/wetlands/locating.html> or contact the Department of Natural Resources service center.

By signing this form, I acknowledge I have received this notice.

Print Property Owner Name JAMES H. MATSON

Property Owner Signature / Date *Mark [Signature]* 6-20-14 ON BEHALF OF
JAMES H. MATSON

Property Identification Number 181 000 5312811D1 2014

Address of property / parcel 10884 N. BAY SHORE DRIVE, SISTER BAY



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

Standard Zoning Permit

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

NAMES & MAILING ADDRESSES

Applicant (Agent or Builder)	Property Owner <u>SCANDIA REAL ESTATE LLC</u>
Street Address	Street Address <u>10884 N. BAY SHORE DRIVE</u>
City • State • Zip Code	City • State • Zip Code <u>SISTER BAY WI 53194</u>
Business Phone	Home Phone
Cell Phone	Cell Phone
Email	Email
Parcel Identification Number (PIN)	Is this property connected to public water? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Street Address of Property in Sister Bay	Is this property connected to public sewer? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

PROPOSED PROJECT

Type of Construction	Project Details
(Please check/complete ALL that apply below) <input type="checkbox"/> Home <input type="checkbox"/> Pool <input type="checkbox"/> Commercial <input type="checkbox"/> Fence <input type="checkbox"/> Single family <input type="checkbox"/> Attached Garage <input type="checkbox"/> Deck <input type="checkbox"/> Multi-family <input type="checkbox"/> Detached Garage <input type="checkbox"/> Shed <input type="checkbox"/> Boathouse <input type="checkbox"/> Addition (Describe below) <input checked="" type="checkbox"/> Other	Lot Size(Ft.): _____ by _____ Total Lot Area (Sq. Ft.) _____ Building Length _____ Building Width _____ Building Footprint (Sq. Ft.) _____ Number of Stories _____ Height (Roof Peak) _____ (Primary Roof) Type of Construction _____ Estimated Cost \$ <u>300</u>
<u>MODIFICATION TO AN EXISTING SIGN</u>	

Please complete the building, site and grading plans on the attached sheets.

I agree to mark or stake out the location of the proposed project on the site.

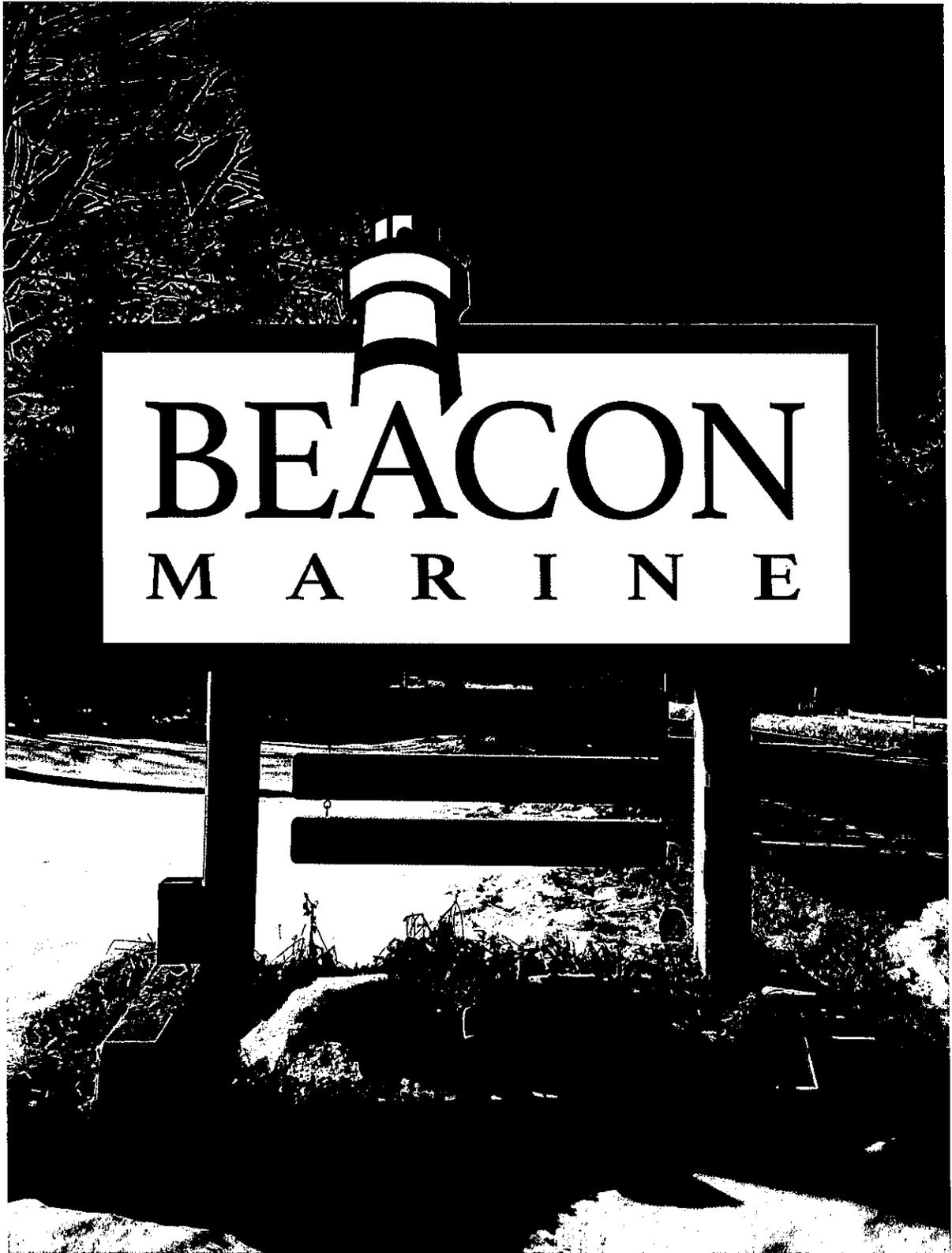
CERTIFICATION

I, the undersigned, hereby apply for a Land Use 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 land use code inspections.

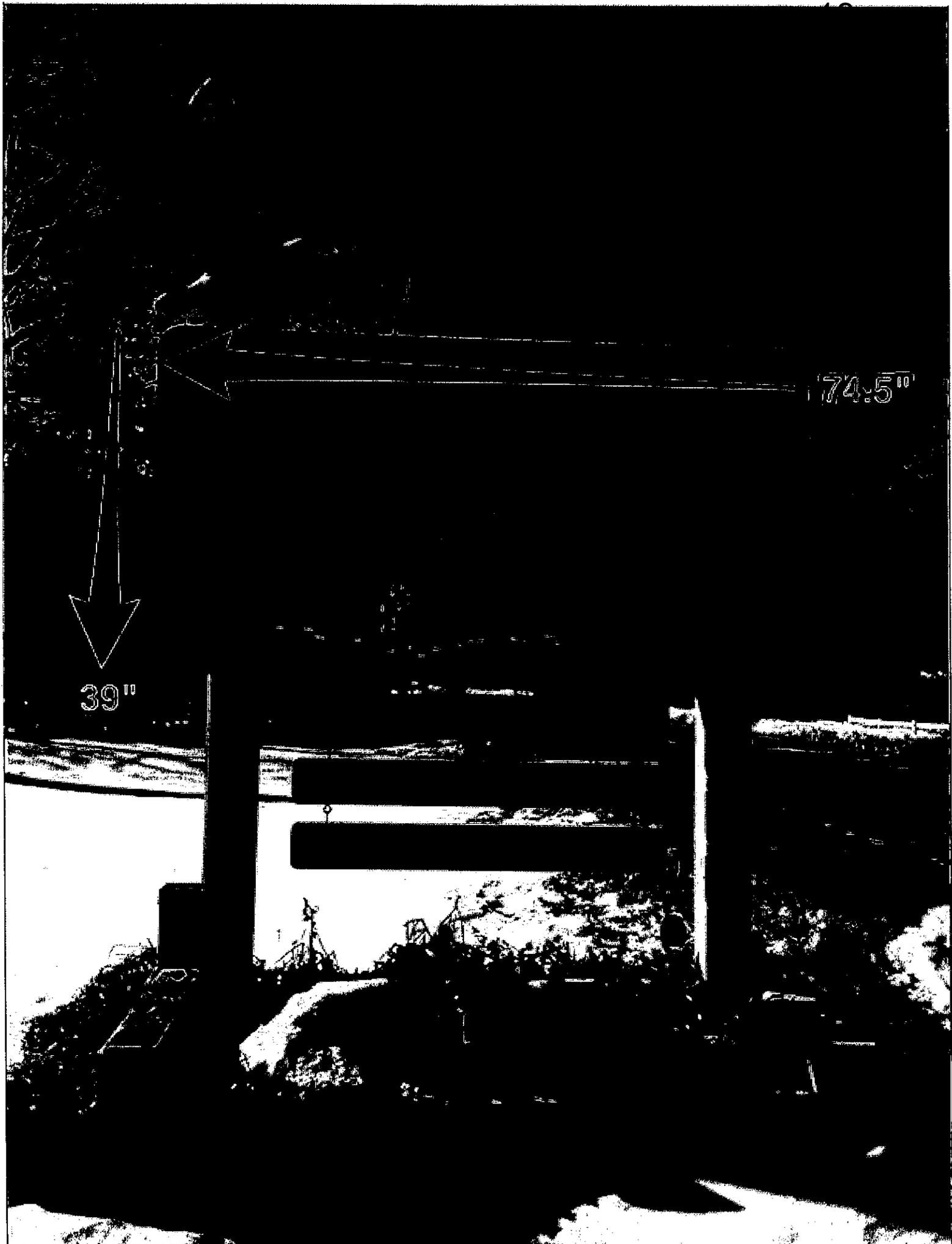
Signature [Signature] Date 6-20-14

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Zoning /Overlay District	Zoning Administrator			<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Road/Highway Designation <input type="checkbox"/> Village <input type="checkbox"/> US/State <input type="checkbox"/> County <input type="checkbox"/> Private	Existing Right-Of-Way	Required Road/Highway Setback From Right-of-Way _____ From Centerline _____	Maximum Lot Coverage Allowed _____ Existing _____ Proposed _____ Aggregate _____	



BEACON
M A R I N E



39"



74.5"



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:	Receipt #:

Sign Permit Application

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Applicant (If different from property owner) <i>Vilnius Vaiclauskas</i>	Parcel Identification Number (PIN) 181- 00- 0531281163
Street Address <i>10873 N. Spring RD</i>	Subdivision or CSM (Volume/Page/Lot)
City • State • Zip Code • Phone Number <i>Sister Bay WI 54234</i>	Address Of Property (DO NOT include City/State/Zip Code) <i>10873 N. Spring RD</i>
Property Owner (If different from applicant) <i>S.G.90</i> Signature of Owner <i>Vilnius V.</i>	
Street Address	Width (in feet) of the front of the building facing the street:
City • State • Zip Code	
Sign Contractor (Agent)	CURRENT PROPERTY USE
Street Address	<input type="checkbox"/> Non-commercial <input type="checkbox"/> Multi-occupant commercial <input type="checkbox"/> Single occupant commercial <input type="checkbox"/> Other commercial <input type="checkbox"/> Other _____
City • State • Zip Code • Phone Number	

PROPOSED SIGN

Type of Sign Construction (Please check/complete ALL that apply below) <input checked="" type="checkbox"/> Ground <input type="checkbox"/> Wall <input type="checkbox"/> Directory <input type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Temporary _____ <input type="checkbox"/> Other _____ _____ Size of window (square feet) _____ Total square footage of all signs on property _____ Building height where sign is to be placed _____	Sign Details Sign Size: <i>24 inch by 18 inch</i> Total Square Feet _____ Number of Sides _____ Height (Sign Peak) _____ Height to bottom of sign _____ Distance from building _____ Distance from front lot line/ROW _____ Distance from side lot line _____ Illumination: _____
---	---

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 *Vilnius Vaiclauskas* Date *6/12/2014*
 Daytime Contact Number (*920*) *256-2679* Email address *northspringrentals@yahoo.com*

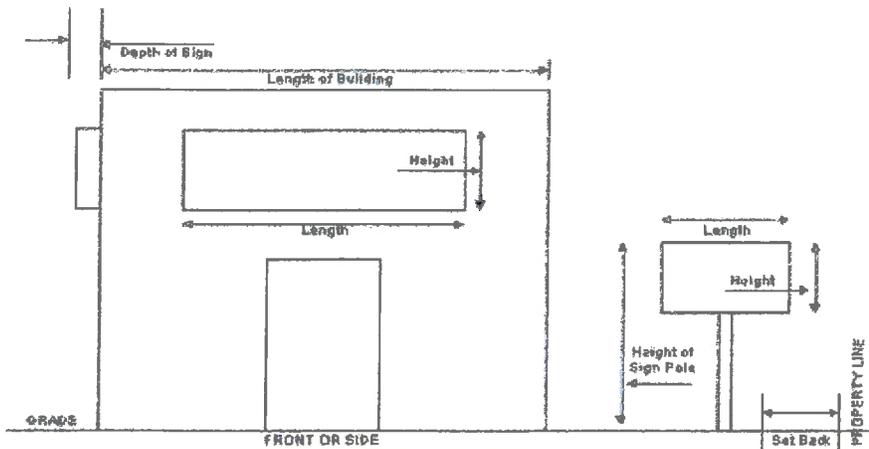
Yahoo.com

SIGN DRAWING

INSTRUCTIONS

In the space below draw to scale your proposed sign. Be sure to indicate the color and size of the letters and the color of any sign background. Describe the materials used in the construction of the sign. Describe the location of any illumination. Identify the Pantone color number of any color used on the sign. Locate and identify any landscaping.

Sign Scale



APPROVALS

AREA BELOW THIS LINE FOR OFFICE USE ONLY

Zoning District _____	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	Zoning Administrator / Date _____
------------------------------	---	--

**NORTH SPRING
VACATION RENTALS
920-256-2467
www.northspringrentals.com**

18"x 24"-1/2" duraply wood 1 sided



920-854-5378



Village of Sister Bay Zoning, Utility and Development Fees 2013

All fees, rates, permits and charges are subject to change.

Check the Village's web site at www.sisterbaywi.gov for the most current amounts.

Building permit fees are assessed by the Village's contract inspection company -- Inspection Specialists, LLC, or in the case of commercial properties -- the State Building Inspector, Roger Strege. To reach Inspection Specialists call 920-495-3232. To reach Roger Strege call 920-366-2857. If Building Permit fees are required they must be paid for separately.

Permit or Fee by Type		Fee(3)
1	Preliminary subdivision plats	\$250(1)
2	Residential condominium	\$250(2)
3	Commercial condominium	\$250(4)
4	Certified survey maps	\$100
5	Driveway approach permits	\$25
6	Site plan, landscaping and building plan review	\$250
7	Sign permit	\$50
8	Sandwich board sign	\$20
9	Special event or fund raising	\$50 (5)
10	Special plan commission or board meeting	Cost
11	Rezoning map change	\$400
12	Zoning code text change	\$400
13	Conditional use permit	\$400
14	Official map amendment	\$400
15	Amendment to conditional use	\$250
16	Planned Unit development	\$250(2)
17	Appeal to Zoning Board of Appeals	\$500
18	Standard zoning permit	\$50
19	Zoning permit accessory use structure	\$25
20	Engineering analysis	Cost
21	Village Property status reports	\$30
22	Development Agreement Fee	\$2,000 (6)

Notes:

Mixed commercial and residential projects shall have the fees calculated based upon actual numbers of units by type.

1 Plus \$50 per dwelling unit

2 Plus \$50 per dwelling unit

3 Plus legal notice, recording, publication fees if required and all engineering fees

4 Plus \$50 per business unit

5 Non-profits located in Sister Bay shall pay a fee of \$10.

6 The development agreement fee is a deposit and the balance of costs will be reimbursed to the developer.

Impact Fees		Fee
1	Wastewater Treatment Plant Impact Fee	\$653
2	Water Tower Impact Fee	\$1,478
3	Downtown Utilities Impact Fee	\$861

Note: Each of the impact fees are charged based upon the count of water and sanitary fixture units for the building. If the count of water and sanitary fixture units totals 225 gallons per day that is equivalent to one REU.

Impact fees are due when the building permit is applied for.

Utility Fees, Charges and Rates		Fee
1	Sewer Connection Fee >>> See the attached schedule..	
2	Well Permits	\$50
3	Utility Property Status Reports	\$30
4	Lateral Permit Inspection Fee	\$20

SEWER & WATER RATE SCHEDULE

Effective July 1, 2013

METER SIZE Rate	SEWER CHARGES	WATER CHARGES	FIRE PROTECT	TOTAL BASE CHARGE
5/8 inch meter	\$80.10	\$27.00	\$7.85	\$114.95
3/4 inch meter	\$80.10	\$27.00	\$7.85	\$114.95
1 inch meter	\$200.25	\$51.00	\$19.50	\$270.75
1½ inch meter	\$400.50	\$96.00	\$39.00	\$535.50
2 inch meter	\$640.80	\$150.00	\$63.00	\$853.80
3 inch meter	\$1,201.50	\$288.00	\$117.00	\$1,606.50
4 inch meter		\$327.00	\$195.00	
6 inch meter		\$384.00	\$391.00	

SEWER RATES

\$3.16 / 1,000 gallons

WATER RATES

First 30,000 gallons - \$2.05/1000 gallons
 Next 20,000 gallons - \$1.80/1000 gallons
 Next 50,000 gallons - \$1.60/1000 gallons
 Over 100,000 gallons - \$1.30/1000 gallons

NON-SUFFICIENT FUNDS CHARGE

NSF \$25.00

WATER RECONNECTION CHARGE

	During Business Hours	After Business Hours
Reinstallation of Meter	\$30.00	\$45.00
Valve turned on curb stop	\$25.00	\$37.00

Amendment History

Initial Approval: February 9, 2005
 Amended: October 29, 2005
 Amended: November 21, 2006
 Amended: November 19, 2007
 Amended: August 12, 2008
 Amended: November 4, 2008
 Amended: July 1, 2009
 Amended: November 11, 2010
 Amended: January 1, 2012
 Amended: July 1, 2013

Sec. 66.0791 Compliance

Except as otherwise authorized, no sign visible from a state or county road, from any Village street, from a private street, from a public parking lot, from a private parking lot, from the water or from any adjacent property shall be located, erected, moved, repainted with different colors, reconstructed, extended, enlarged or structurally altered, including the placement of various components of the sign, until a permit has been reviewed and approved by the Plan Commission or designated representative and a permit has been issued to the property owner or building occupant by the Zoning Administrator. Signs located on a property or location with multiple buildings or businesses under common or separate ownership shall not be exempt from the requirements of this Code. Additions to and alterations of existing signs and support structures require a new permit. Note: This entire section was revised by Ordinance 185-041211.