



PLAN COMMISSION MEETING AGENDA

Tuesday, September 23, 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 and recreating sections 66.0323, Grandfathering in the B-3 Zoning District. Consider a motion to discuss and to direct staff to develop changes for public hearing.
2. Review of Sec. 66.0504, Wireless Telecommunication Towers; consider a motion to discuss and to direct staff to develop changes for public hearing.
3. Consider a motion to discuss 2014 updates to the Village’s wetland survey map; consider a motion to bring to public hearing.
4. Review proposed plans for Stony Ridge Development; consider a motion for approval.
5. Report by the Zoning Administrator regarding development activities, various enforcement actions, and issuance of Sign and Zoning Permits.
Permits
-Issuance of Long Duration Special Event Permit to Tea Thyme and Cookbook at Country Walk Shops.
-Village Board approved recommendations of the Plan Commission by adopting Ord. 232-091614 Wind Energy and 231-091614- Home Based Businesses.
6. 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	

1 Jackson read a letter which had been received from Tom Seagard aloud. A copy of that letter is
2 hereby attached and incorporated by reference.

3
4 John Ross indicated that he owns a condo unit on Regatta Way. Recently on a Wednesday
5 when a Concert in the Park was going on he and his neighbors could not even hear their
6 televisions, even though their windows and doors were closed. He would recommend that
7 amplification of any performances in the pavilion be reduced, and that a time limit for
8 performances be established.

9
10 Kim Erzinger indicated that he has owned his property on Parkview Drive for twenty years. Four
11 years ago a wedding DJ was still playing music in the park at midnight and he did contact the
12 Sheriff's Department, but other than that he doesn't really have any specific complaints
13 regarding noise coming from downtown establishments or events. To date his tenants have not
14 complained about the concerts in the park and he believes the Performance Pavilion is a
15 wonderful thing. Erzinger believes there must be some way for business owners and residents to
16 compromise and agree on an acceptable noise level.

17
18 Rob Zoschke indicated that he is the General Manager of the Yacht Club at Sister Bay. The
19 owners at the Yacht Club who rent out their condo units realize that entertainment drives
20 business and don't generally complain about noise, but there are other owners who don't share
21 that sentiment at all. Since nearly all Door County business owners rely on tourism to sustain
22 themselves Zoschke would suggest that everyone attempt to "stick together". He doesn't mind
23 dealing with guests who are irate about construction projects which start early in the morning,
24 but would appreciate advance notice.

25
26 Bob Winn of Cardinal Court indicated that he has looked at the noise problem from all angles
27 and realizes that "noise is a part of doing business". In Stevens Point he ran a business which
28 catered to college students and frequently booked live bands. Some of the bands he booked did
29 turn their amplifiers "way up", and from time to time he would tell them they had to tone it
30 down. He also "pulled the plug" on a few occasions. Winn fully understands that what he
31 wants may not necessarily apply to everyone. He believes the best way to resolve the noise
32 issue is to come to a reasonable conclusion that is acceptable to "most" people.

33
34 Dick Kaiser of 2203 Hill Road indicated that he and his wife live on the extreme north and east
35 end of Sister Bay. They have lived here for twenty years and have seen weddings and festivals
36 come and go, and to be perfectly honest, "have gotten used to there being noise outdoors from
37 time to time". As someone who used to sell recorded music he believes the best way to control
38 noise coming from local businesses would be to monitor the equipment bands are using and
39 specify the number of amps which will be allowed. Because of the placement of the new
40 Performance Pavilion and the fact that there is a new regime at Husby's he believes any new
41 regulations which are enacted must be enforced.

42
43 Jim Kendrick of the Village View Motel pointed out that "people simply don't honor noise
44 regulations". When he has guests who close their windows and turn their air conditioners on to
45 block out noise late at night "something must be wrong". He firmly believes that balance must
46 be achieved. At times enforcement will be a "tough call", but in the end whatever "the
47 balance" is determined to be it must be honored and enforced.

48
49 Steven Musinsky indicated that he resides in Hartford but has a summer home here. This is a
50 "real tough issue" but he would suggest that bands performing in the Performance Pavilion be

1 asked to use sound and light boards so that specific noise levels can be maintained.

2
3 Louise Robbins, who owns the Inn On Maple, indicated that she loves the performance
4 pavilion and Waterfront Park. She has no complaints about either of those amenities as most
5 activities cease by 9:00 or 10:00 P.M. She does have a problem with noise coming from "the
6 corner". She and her husband, Bill, do close their windows and run their air conditioners when
7 bands are playing at "the corner" late at night to block out the noise, and at times their
8 windows will vibrate. On a few occasions Bill did go down to Husby's and The Bowl to
9 complain about the noise coming from those establishments, and as soon as the bartenders saw
10 him they began to close windows and doors. Robbins thanked the Commission members for
11 conducting this hearing.

12
13 Kim Erzinger added that he finds the very loud music coming from cars which park in
14 Waterfront Park to be much more offensive than the noise coming from some downtown
15 establishments.

16
17 Chad Kodanko indicated that he is one of the owners/managers of Husby's. Last year Husby's
18 liquor license contained a condition that all outdoor music must cease at 11:00 P.M. This year
19 that condition was changed to 10:30 P.M. Kodanko takes full responsibility for non-compliance
20 with the provisions of his current liquor license, and wants to be respectful to his neighbors, but
21 also believes that he and the other license holders should have been given an opportunity to
22 comment on any rule changes before they were actually imposed. Kodanko believes any
23 revisions which are made to the Noise Ordinance should be a "community decision". He and
24 his associates will comply with whatever regulations are enacted, but he does believe the
25 regulations should be reasonable as there is no question that outdoor bands do bring a lot of
26 people to the Village.

27
28 Sheena Branson, the Manager of the Village View Motel, asked for clarification of the liquor
29 license regulations and Jackson provided that information. She also pointed out that the lodging
30 establishments bring business to the Village too. She doesn't want to totally eliminate outdoor
31 music and realizes that people who are on vacation want to have fun, but is wondering if the
32 amplifiers could be turned down a bit.

33
34 Jackson asked for a show of hands as to how many of the audience members would prefer
35 establishment of a "cut-off time" for outdoor music, and the majority of the audience members
36 responded favorably.

37
38 Gene Sunstrom indicated that he and he his family have owned their property on Maple Drive
39 for many years. (That property is right down the street from Husby's.) He believes it is
40 commendable that Kodanko wants to work with Village officials on the noise issues, but also
41 pointed out that there have been times when he had to close his windows because the noise
42 coming from Husby's was so loud. Sunstrom asked that Village officials also review the
43 regulations pertaining to parking for downtown businesses as this is becoming quite a problem
44 for people who live in close proximity to local business establishments.

45
46 John Ross spoke in favor of establishing a "cut-off time" for outdoor music, but also stated that
47 he firmly believes a decibel level limit must be established, and, if it is exceeded, enforcement
48 action taken. It's great that young people are frequenting local businesses, but the feelings of
49 the people who live here must also be taken into consideration.

50

1 At 6:40 P.M. Lienau asked if anyone else wished to comment, and when no one responded he
2 declared that the public hearing was officially closed.

3
4 It was the consensus that §66.0808 of the Municipal Code shall be amended in such fashion
5 that allowable decibel levels as well as a "cut-off time" for outdoor music are clearly defined.
6 The SBAA Board of Directors and the Parks Committee shall be asked to provide formal written
7 recommendations regarding the preferred decibel levels and "cut-off time" by September 9,
8 2014. Jackson shall take that information into consideration when drafting the applicable
9 documents, which shall be included in the September Plan Commission Meeting Packets.

10
11 **Item No. 1. Public Hearing on amending and recreating §66.0501(2)(h) of the Zoning Code –**
12 **Deliveries made in residential neighborhoods for home based businesses:**

13 At 6:45 P.M. Lienau called the public hearing on amending and recreating §66.0501(2)(h) of
14 the Zoning Code - Deliveries made in residential neighborhoods for home based businesses to
15 order.

16
17 A draft of proposed amendments to §66.0501(2)(h) of the Zoning Code was included in the
18 meeting packets and the Commission members jointly reviewed that document. At the present
19 time no more than two deliveries are allowed per week in residential neighborhoods. Jackson is
20 recommending that the entire section be struck in its entirety.

21
22 Gene Sunstrom asked why some businesses are not required to have loading docks, and noted
23 that it has become very problematic for him and his family since the downtown parking
24 regulations were relaxed.

25
26 At 6:59 P.M. Lienau asked if anyone else wished to comment regarding the proposed
27 amendments, and when no one responded he declared that the public hearing was officially
28 closed.

29
30 It was the consensus that the existing limitation on the number of customers delineated in
31 §66.0501(2)(h) shall remain.

32
33 A motion was made by Solomon, seconded by Baker that the Plan Commission recommends
34 that §66.0501(2)(h) of the Zoning Code be amended in such fashion that it reads:

35
36 h. Customer counts shall not exceed that normally and reasonably occurring for
37 a residence, including not more than two business visitors per hour, and not
38 to exceed eight visitors per day.

39
40 Motion carried – All ayes.

41
42 **Item No. 2. Public Hearing on amending §66.0505 of the Zoning Code – Wind Energy**
43 **Towers:**

44 At 7:06 P.M. Lienau called the public hearing on amending §66.0505 of the Zoning Code –
45 Wind Energy Towers, to order.

46
47 Section 66.0505 of the Zoning Code prohibits wind power generation in any district in the
48 Village, and also prohibits it on the waters of Green Bay which are within the jurisdiction of the
49 Village, but 2009 Act 40, Administrative Code PSC 128 states that the Public Service
50 Commission shall set the standards for wind turbine siting throughout the State.

1 A draft of proposed amendments to §66.0505 of the Zoning Code was included in the meeting
2 packets, and the Commission members jointly reviewed that document.

3
4 Carol Mullaney of the Voyager Inn asked what she would have to do to erect a wind power
5 generating tower on her property. Jackson responded that the PSC regulations would have to be
6 complied with, but if those regulations are deemed to be non-applicable a Zoning Permit
7 Application would have to be submitted.

8
9 Bob Winn indicated that he tries to look at all issues from the standpoint of “what will be
10 needed down the road”. He believes it would be best to “get something going now” with
11 respect to all the wind power generating options which are available.

12
13 Steve Musinsky indicated that he was at a couple conferences on sustainability, and at both of
14 those conferences the presenters stressed that installation of any form of “renewable energy” is
15 a “big plus”.

16
17 *At 7:24 P.M. Lienau asked if anyone else wished to comment, and when no one responded he
18 declared that the public hearing was officially closed.*

19
20 *It was the consensus that before a formal recommendation is made regarding this issue it shall
21 be referred to the Parks Committee for further study.*

22
23 **Item No. 4. Consider a motion to recommend that the Village Board approve the Certified
24 Survey Map submitted by John Stollenwerk which will reconfigure Village of Sister Bay Parcel
25 Nos. 181-23-0011 and 181-23-0009:**

26 A draft of a proposed Certified Survey Map, (CSM), which will reconfigure Village of Sister Bay
27 Parcel Nos. 181-23-0011 and 181-23-0009 was included in the meeting packets, and the
28 Commission members jointly reviewed that document. (The previously mentioned parcels have
29 been assigned addresses of 10661 and 10647 Little Sister Road.) Brian Frisque, the Surveyor
30 who prepared the CSM, explained that document.

31
32 *A motion was made by Howard, seconded by Grutzmacher that the Plan Commission
33 recommends that the Village Board approve the Certified Survey Map, (CSM), reconfiguring
34 Village of Sister Bay Parcel Nos. 181-23-0011 and 181-23-0009 as presented. Motion carried –
35 All ayes.*

36
37 **Item No. 5. Consider a motion to recommend that the Village Board approve Resolution No.
38 298, which directs the Zoning Board of Appeals to preserve property owners’ rights after the
39 work has been done on the D.O.T.’s Highway 42 Reconstruction Project:**

40 The Village recently adopted a Downtown Redevelopment Plan, which will serve as a guide for
41 how future development occurs in the Village, and the Economic Development Committee, the
42 Plan Commission and the Board of Trustees have discussed and enacted policies which favor
43 development in the downtown area. The Zoning Board of Appeals does have statutory authority
44 to grant area variances to interested parties in order to facilitate orderly development, but the
45 members of that Board must consider five factors when considering a variance. One of those
46 factors is preservation of property rights. The D.O.T. Hwy. 42 Reconstruction Project will
47 substantially change the centerline of Highway 42 and require the acquisition of rights-of-way
48 throughout the project area, which will change existing lot sizes and setbacks, and a draft of
49 Resolution No. 298, which directs the Zoning Board of Appeals to take actions to preserve
50 property owners’ rights, was included in the meeting packets.

1 *Discussion took place regarding this issue and during that time the Commission members*
 2 *voiced concerns that the proposed Resolution will not protect property owners as it basically is*
 3 *a "recommendation" from the Village Board. The suggestion was made that a grandfather*
 4 *clause be created, and Jackson was asked to work on revisions which make "the Village's intent*
 5 *a little clearer". A revised Resolution, which combines both theories will be presented at the*
 6 *next Plan Commission Meeting.*

7
 8 Lee Telfer agreed that grandfathering would be more appropriate. He also noted that he and
 9 his family members are concerned about where the right-of-way will actually be on their
 10 property after all the work has been done on the D.O.T.'s Highway 42 Reconstruction Project.

11
 12 Greg Casperson indicated that he is working with the State on right-of-way acquisition, but
 13 voiced concerns that potential buyers will not look favorably on reduced density. He is also
 14 suggesting that a grandfather clause be created.

15
 16 **Item No. 6. Consider a motion to approve a Sign Permit for the Sister Bay Historical Society:**

17 Don Howard submitted a Sign Permit Application for The Corner of the Past on behalf of the
 18 Sister Bay Historical Society, and a copy of that document was included in the meeting packets.
 19 If approved, the proposed sign will be placed on the end of the machine shed at The Corner of
 20 the Past, off of Fieldcrest Road.

21
 22 *A motion was made by Grutzmacher, seconded by Bell that the Sign Permit Application which*
 23 *was submitted by Don Howard on behalf of the Sister Bay Historical Society is approved as*
 24 *presented. Motion carried – All ayes.*

25
 26 **Item No. 7. Review of §66.0504 of the Zoning Code – Wireless Telecommunication**
 27 **Sites/Towers:**

28 *It was the consensus that this agenda item shall be tabled until County officials have completed*
 29 *their review of the wireless telecommunication site/tower regulations.*

30
 31 **Item No. 8. Consider a motion to approve preliminary plans for an expansion of the Open**
 32 **Hearth Lodge:**

33 John and Nora Zacek would like to expand the Open Hearth Lodge, and elevation drawings, as
 34 well as site and building plans were included in the meeting packets. If the plans are approved
 35 as presented there will be eleven new rooms at the Open Hearth.

36
 37 *At 8:06 P.M. Solomon recused himself due to a potential conflict of interest and had a seat in*
 38 *the audience.*

39
 40 *A motion was made by Howard, seconded by Baker that the plans for the Open Hearth Lodge*
 41 *expansion project which were reviewed at this meeting are approved as presented. Motion*
 42 *carried – All ayes.*

43
 44 **Item No. 9. Report by the Zoning Administrator regarding development activities, various**
 45 **enforcement actions, and issuance of Sign and Zoning Permits:**

46 Jackson gave the following oral report:

- 47 1. He has been working with the Board of Directors from the Country Walk Owner's
 48 Association on signage issues, and temporary Sign Permits have been issued to the
 49 owners of Tea Thyme and The Cook Book. It appears that representatives of the Country
 50 Walk Owner's Association will be presenting a new sign proposal for the Country Walk

1 Mall to the Commission within a few months.

- 2
3 2. Persons who erected large, non-compliant political signs were informed that those signs
4 had to be taken down and they did comply with Jackson's directives.
5

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

8 *It was the consensus that:*

- 9 1. *The noise issue shall be referred to the Parks Committee and the SBAA Board of*
10 *Directors, and both groups shall be asked to provide formal written*
11 *recommendations to Jackson by September 9, 2014. He shall take that*
12 *information into consideration when drafting the applicable documents, which*
13 *shall be included in the September Plan Commission Meeting Packets.*
14
15 2. *Possible amendment of §66.0505 of the Zoning Code – Wind Energy Towers,*
16 *shall be referred to the Parks Committee and re-addressed by the Plan*
17 *Commission at a future meeting.*
18
19 3. *The issue of preserving property owners' rights after the work has been done on*
20 *the D.O.T.'s Highway 42 Reconstruction Project shall be re-addressed at the*
21 *next Plan Commission Meeting.*
22

23 **Adjournment:**

24 *A motion was made by Howard, seconded by Baker to adjourn the meeting of the Plan*
25 *Commission at 8:25 P.M. Motion carried – All ayes.*
26

27 Respectfully submitted,

28 

29 Janal Suppanz,
30 Administrative Assistant

Activity – Husby's and Bowl.

I have watched the increase of noise and drunkenness increase as the summer has progressed.

I did not start to note the inconvenience to me, until July 25th.

From July 28th till today I have, and intend to keep this record going, recorded any behavior that I consider detrimental to our village.

We are attracting a crowd that is out of hand.

We have people not interested in supporting the small business like mine.

If an accident happens because of substance abuse or alcohol consumption, what is our village liability?

If we want fall fest 7 days a week, this will hurt my business.

This is the record I have to date.

July 29th.

Loud music and loud yelling at 10:50. Still going on as I went to bed.

July 30th.

Loud music and car noise from 11:00 till at 1:30 drunk lying on street with friends trying to get him up.

July 31th

Loud music, car noise, loud conversation/yelling from 10:15 till 10:46.

August 1st.

Loud music 10:42 and drunks at 1:00

August 2nd.

Loud music 10:48.

August 3.

Loud music – singing and yelling from 1100. Drunks after 12:00.

On July 25th 26th and 27th.

All have written down is loud music -

- 10:26
- 10:45
- 10:45

I object to this kind of behavior. I think one business should not change the village in pursuit of profit.

It will cost the rest of us because of the decline of the quality of life this village is trying to create.

Tom Seagard.

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0323 B-3 DOWNTOWN BUSINESS DISTRICT

SEC. 66.0323 B-3 DOWNTOWN BUSINESS DISTRICT

1	(2)	Residential Density. There is no	56		
2		minimum or maximum residential	57		66.0404(b) [See page 87] (Amended
3		density standard. Density shall be	58		Ordinance 120-061306)
4		controlled by the applicable lot	59	(6)	Common Areas. All common areas
5		coverage, parking requirements,	60		(e.g., walkways, drives, courtyards,
6		landscaping requirements and	61		private alleys, parking courts, etc.)
7		building height standards. (<i>Amend-</i>	62		and building exteriors shall be
8		<i>ed Ordinance 217-081313</i>)	63		maintained by an association or the
9	(3)	Parking, Garage and Driveway Ori-	64		owner. Copies of any applicable
10		entation. All off-street vehicle park-	65		covenants, restrictions and condi-
11		ing, including surface lots and gar-	66		tions shall be recorded and provid-
12		ages, loading docks and overhead	67		ed to the Village prior to zoning
13		doors shall be oriented to alleys, or	68	(7)	Exemption. When the application of
14		located in parking areas located be-	69		the off-street parking regulations
15		hind or to the side of the building;	70		specified above result in a require-
16		except that side yards facing a street	71		ment of not more than three spaces
17		(i.e., corner yards) shall not be used	72		on a single lot in the district, such
18		for surface parking. All garage en-	73		parking spaces need not be provid-
19		trances facing a street (e.g., struc-	74		ed. However, where two or more
20		tured parking) shall be recessed be-	75		businesses are located on a single
21		hind the front building elevation by	76		lot, only one of these uses shall be
22		a minimum of four to six feet. On	77		eligible for this exemption. This ex-
23		corner lots, garage entrances shall	78		emption shall not apply to dwelling
24		be oriented to a side street when	79		units. (<i>Amended Ordinance 217-</i>
25		access cannot be provided from an	80		<i>081313</i>)
26		alley.	81	(8)	Automobile-Oriented Uses and Fa-
27	(4)	Parking Spaces Required. The Vil-	82		ilities. Automobile-oriented uses
28		lage recognizes the challenges of	83		and facilities, as defined below shall
29		providing the necessary parking	84		conform to all of the following
30		spaces in the district and thereby es-	85		standards in the district. The stand-
31		tablishes the following standard for	86		ards are intended to slow traffic
32		the district. The detailed require-	87		down and encourage walking.
33		ments for parking lots and spaces	88		(<i>Amended Ordinance 217-081313</i>)
34		are covered in section 66.0403.	89	(9)	Parking, Garages and Driveways.
35		[See page 82] The Plan Commission	90		All off-street vehicle parking, in-
36		may allow a landowner to meet the	91		cluding surface lots and garages,
37		parking requirement by providing	92		loading docks and overhead doors
38		the required parking spaces either	93		shall be accessed from alleys, or lo-
39		on site, on another privately owned	94		located in parking areas located be-
40		site as required under section	95		hind or to the side of a building; ex-
41		66.0404 Adjustments to Required	96		cept that side yards on corner lots
42		Parking [See page 87]. No devel-	97		shall not be used for surface park-
43		opment shall avoid the need to pro-	98		ing. All garage entrances facing a
44		vide parking spaces by claiming	99		street (e.g., structured parking) shall
45		credit for on street parking spaces or	100		be recessed behind the front eleva-
46		public parking lots. The parking	101		tion by a minimum of six feet. On
47		spaces required for motels, hotels,	102		corner lots, garage entrances shall
48		all types of condominiums, accesso-	103		be oriented to a side street when
49		ry residential uses must be provided	104		vehicle access cannot be provided
50		on site, and no fee in lieu of creat-	105		from an alley.
51		ing spaces in subsection (6) will be	106	(10)	Lots in existence on or before May
52		allowed. (<i>Amended Ordinance 217-</i>	107		31, 2015 shall be deemed conform-
53		<i>081313</i>)	108		ing for lot size, width, and lot cov-
54	(5)	Fee In Lieu of Creating Parking	109		erage if said lot and improvements
55		Spaces. Please refer to Section	110		thereon were conforming as of May
			111		31, 2015 and had rights of way pur-

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0323 B-3 DOWNTOWN BUSINESS DISTRICT

SEC. 66.0323 B-3 DOWNTOWN BUSINESS DISTRICT

1 chased by the WISDOT for the
2 Bayshore Drive Resurfacing Project
3 of 2015. Land owners must pro-
4 duce a certified survey map dated
5 on or before May 31, 2015 of prop-
6 erty lines and all improvements lo-
7 cated thereon to be considered un-
8 der Sec. (10).
9
10
11
12

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0323 B-3 DOWNTOWN BUSINESS DISTRICT

SEC. 66.0323 B-3 DOWNTOWN BUSINESS DISTRICT

1	(2)	Residential Density. There is no	56		
2		minimum or maximum residential	57		66.0404(b) [See page 86] (Amended
3		density standard. Density shall be	58		Ordinance 120-061306)
4		controlled by the applicable lot	59	(6)	Common Areas. All common areas
5		coverage, parking requirements,	60		(e.g., walkways, drives, courtyards,
6		landscaping requirements and	61		private alleys, parking courts, etc.)
7		building height standards. (<i>Amend-</i>	62		and building exteriors shall be
8		<i>ed Ordinance 217-081313</i>)	63		maintained by an association or the
9	(3)	Parking, Garage and Driveway Ori-	64		owner. Copies of any applicable
10		entation. All off-street vehicle park-	65		covenants, restrictions and condi-
11		ing, including surface lots and gar-	66		tions shall be recorded and provid-
12		ages, loading docks and overhead	67		ed to the Village prior to zoning
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27	(4)	Parking Spaces Required. The Vil-	82		ilities. Automobile-oriented uses
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30		spaces in the district and thereby es-	85		standards in the district. The stand-
31		tablishes the following standard for	86		ards are intended to slow traffic
32		the district. The detailed require-	87		down and encourage walking.
33		ments for parking lots and spaces	88		(<i>Amended Ordinance 217-081313</i>)
34		are covered in section 66.0403.	89	(9)	Parking, Garages and Driveways.
35		[See page 81] The Plan Commission	90		All off-street vehicle parking, in-
36		may allow a landowner to meet the	91		cluding surface lots and garages,
37		parking requirement by providing	92		loading docks and overhead doors
38		the required parking spaces either	93		shall be accessed from alleys, or lo-
39		on site, on another privately owned	94		ated in parking areas located be-
40		site as required under section	95		hind or to the side of a building; ex-
41		66.0404 Adjustments to Required	96		cept that side yards on corner lots
42		Parking [See page 86]. No devel-	97		shall not be used for surface park-
43		opment shall avoid the need to pro-	98		ing. All garage entrances facing a
44		vide parking spaces by claiming	99		street (e.g., structured parking) shall
45		credit for on street parking spaces or	100		be recessed behind the front eleva-
46		public parking lots. The parking	101		tion by a minimum of six feet. On
47		spaces required for motels, hotels,	102		corner lots, garage entrances shall
48		all types of condominiums, access-	103		be oriented to a side street when
49		ory residential uses must be provided	104		vehicle access cannot be provided
50		on site, and no fee in lieu of creat-	105		from an alley.
51		ing spaces in subsection (6) will be	106	(10)	Lots shall count rights of way to
52		allowed. (<i>Amended Ordinance 217-</i>	107		center line for purposes of calculat-
53		<i>081313</i>)	108		ing area, setbacks and open space.
54	(5)	Fee In Lieu of Creating Parking	109		
55		Spaces. Please refer to Section	110		
			111		
			112		
			49		

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

- 1 tions and applicable Village building and
2 electrical codes.
- 3 (b) Not more than one terrestrial and one earth
4 station dish antenna per dwelling unit shall
5 be permitted on a lot or parcel in a resi-
6 dential zoning district.
- 7 (c) Earth station dish antennas shall be located
8 and designed to reduce their visual impact
9 on surrounding properties.
- 10 (d) No form of advertising or identification
11 may be displayed on the dish or framework
12 of an earth station dish other than the cus-
13 tomary manufacturer's identification plates.
- 14 (e) Portable or trailer-mounted antennas are
15 not permitted; with the exception of tem-
16 porary installation for on-site testing and
17 demonstration purposes for a period not to
18 exceed two days at any one location.
- 19 (f) Communication structures, such as radio
20 and television transmission and relay tow-
21 ers, aerials, and radio and television re-
22 ceiving and transmitting antennas, not in-
23 cluding ground and building-mounted
24 earth station dish antennas, shall not ex-
25 ceed a height of three times their distance
26 from the nearest lot line. Ground-mounted
27 earth station dish antennas shall not ex-
28 ceed a height of 15 feet. Building-mounted
29 earth station dish antennas shall not ex-
30 ceed the maximum height regulation of the
31 district in which they are located.
- 32 **Sec. 66.0504 Wireless Telecommunication**
33 **Sites**
- 34 The intent of this regulation is to provide for the
35 establishment and or expansion of wireless tele-
36 communication services within the Village while
37 protecting neighborhoods and minimizing the ad-
38 verse visual and operational effects of wireless
39 telecommunications facilities through careful de-
40 sign, siting and screening. More specifically this
41 regulation has been developed in order to:
- 42 • Maximize use of existing and approved
43 towers and other structures to accommo-
44 date new antennas and transmitters in or-
45 der to reduce the number of communica-
46 tion towers needed to serve the communi-
47 ty.
 - 48 • Encourage providers to co-locate their fa-
49 cilities on a single tower.
 - 50 • Minimize the location of facilities in visual-
51 ly sensitive areas.
 - 52 • Encourage creative design measures to
53 camouflage facilities.
 - 54 • Protect residential areas from potential ad-
55 verse impacts of communication towers.
- 56 • Avoid potential damage to adjacent prop-
57 erties from tower failure through engineer-
58 ing and careful siting of tower structures.
- 59 (a) Location preferences.
60 The locations for siting the equipment in-
61 volved in receiving or transmitting elec-
62 tromagnetic waves associated with wireless
63 telecommunication services are listed in
64 the following order of preference.
- 65 (1) On existing, towers that otherwise
66 meet local, State and Federal regu-
67 lations.
 - 68 (2) On existing structures such as build-
69 ings, water towers and utility poles.
 - 70 (3) On new towers less than 100 feet in
71 height located in institutional zones.
 - 72 (4) On new towers 100 feet or greater
73 in height located in institutional
74 zones.
 - 75 (5) On new towers less than 100 feet in
76 height located in a business zone.
 - 77 (6) On new towers 100 feet or greater
78 in height located in business zones.
 - 79 (7) On new towers less than 100 feet in
80 height located in residential zones.
 - 81 (8) On new towers 100 feet or greater
82 in height located in residential
83 zones.
- 84 (b) Permitted uses.
85 The following uses which, generally pose
86 minimum adverse visual effect, shall be
87 permitted without review by the Plan
88 Commission. Such permitted uses must ob-
89 tain a zoning and building permit, and are
90 subject to the submittal requirements es-
91 tablished in sections 66.1530 and
92 66.0504(e) of the Municipal Code.
- 93 (1) Wireless telecommunications sites
94 where the antenna is mounted to
95 existing buildings, towers, utility
96 poles, water towers, light standards
97 or other structures provided the fol-
98 lowing standards are met:
 - 99 a. No changes are made to the
100 height of such structure.
 - 101 b. No panel antenna shall ex-
102 ceed 72 inches in height and
103 24 inches in width.
 - 104 c. No dish antenna shall ex-
105 ceed three feet in diameter.
- 106 (c) Uses allowed only by conditional use per-
107 mit.
108 Wireless telecommunications sites not oth-
109 erwise permitted in subsection (c) shall be
110 considered conditional uses in all zoning
111 districts. All accompanying equipment

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

1	buildings or boxes shall be screened and	56			
2	fenced as approved by the Village as part	57		f.	An analysis of the fall zone
3	of the site plan review. In addition to spe-	58			for the proposed tower pre-
4	cific requirements listed in subsections (f)	59		g.	pared by a licensed engineer.
5	and (g), the standards provided in section	60			Proof that either the appli-
6	66.1535 [See page 159] shall also apply to	61			cant or co-applicant holds a
7	applications submitted under this section.	62			bona fide license from the
8	(d) <u>Site Plan Requirements.</u>	63			Federal Communications
9	All proposals to develop a wireless tele-	64			Commission (FCC) to provide
10	communication site shall be subject to the	65			the telecommunications ser-
11	site plan requirements listed in section	66			vices that the proposed tower
12	66.1050 of these regulations. In addition,	67		h.	is designed to support.
13	the following information shall be submit-	68			A report or letter from the
14	ted:	69			Federal Aviation Administra-
15	(1) Permitted Use:	70			tion (FAA) that the proposed
16	a. A plan showing where and	71			tower complies with all air-
17	how the proposed antenna	72			port safety requirements of
18	will be affixed to a building	73			and for Ephraim-Gibraltar
19	or structure.	74			Airport.
20	b. Details of all proposed an-	75		i.	A map depicting the extent
21	tenna and mounting equip-	76			of the provider has planned
22	ment including size and col-	77			coverage within the Village
23	or.	78			of Sister Bay and the service
24	c. An elevation of all proposed	79			area of the proposed wireless
25	equipment buildings or box-	80			telecommunications site.
26	es and details of all proposed	81			j. A map indicating the search
27	fencing and screening.	82			radius for the proposed wire-
28	d. A design drawing including	83			less telecommunication site.
29	cross section and elevation	84		(2) Conditional Use Permit.	
30	of all proposed towers. A de-	85		a.	All of the plans and infor-
31	scription of the tower's ca-	86			mation required for Permit-
32	capacity including the number	87			ted Uses in the previous sub-
33	and type of antennas it can	88			section.
34	accommodate as well as the	89		b.	Upon request of the Plan
35	proposed location of all	90			Commission, the applicant
36	mounting positions for co-	91			shall provide a simulation of
37	located antennas and the	92			the proposed wireless tele-
38	minimum separation distan-	93			communication site in order
39	ces between antennas.	94			to help the Plan Commission
40	Where a monopole is pro-	95			ascertain the visual impacts
41	posed, the design shall illus-	96			associated with such pro-
42	trate how the tower will col-	97			posal.
43	lapse upon itself without en-	98		c.	For towers located in a resi-
44	croaching upon any adjoin-	99			dential zoning district or
45	ing property line.	100			within 1,000 feet of a resi-
46	e. A report from a licensed en-	101			dential zoning district, the
47	gineer indicating that the	102			applicant shall provide a
48	proposed wireless telecom-	103			view shed analysis showing
49	munication site will comply	104			all areas from which the
50	with the emission standards	105			tower would be visible.
51	found in this regulation. Such	106	(e) <u>Height and setback requirements.</u>		
52	report shall also certify that	107	(1) Height.		
53	the installation of such site	108	a.		The maximum height of a
54	will not interfere with public	109			tower proposed under sec-
55	safety communications.	110			tion 66.0504 shall be 200
		111			feet including the antenna
					and all other appurtenances.
		100			

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

1 The height of a tower 57
 2 mounted on a building shall 58
 3 be measured from the aver- 59
 4 age level of the ground along 60
 5 all walls of the building to 61
 6 the tallest point on the tower 62
 7 including the antenna and all 63
 8 other appurtenances. 64
 9 b. The maximum height of any 65
 10 rooftop mounted equipment 66
 11 building or box shall be 15 67
 12 feet above the roof surface. 68
 13 (2) Setbacks. 69
 14 a. All freestanding monopole 70
 15 towers shall comply with the 71
 16 following minimum property 72
 17 line setbacks: 73
 18 1. Front yard or street 74
 19 yard – A distance 75
 20 equal to $\frac{3}{4}$ of the 76
 21 height of the tower or 77
 22 the setback required 78
 23 for the underlying 79
 24 zone, whichever is 80
 25 greater. 81
 26 2. Side or rear yards in 82
 27 residential zones, 50 83
 28 feet for towers less 84
 29 than 60 feet in height 85
 30 and 100 feet for tow- 86
 31 ers equal to or greater 87
 32 than 60 feet. 88
 33 3. Side or rear yards in 89
 34 nonresidential zones, 90
 35 25 feet for towers less 91
 36 than 60 feet in height 92
 37 and 50 feet for towers 93
 38 equal to or greater 94
 39 than 60 feet. Where a 95
 40 side or rear lot line is 96
 41 contiguous to a resi- 97
 42 dential zone, the set- 98
 43 back for that particu- 99
 44 lar yard shall be as re- 100
 45 quired for such a tow- 101
 46 er in a residential 102
 47 zone. 103
 48 b. All other towers in residential 104
 49 zones shall provide a setback 105
 50 from any property line that is 106
 51 equal to 125 percent of the 107
 52 proposed tower height or 108
 53 200 feet, whichever is great- 109
 54 er. 110
 55 c. All other towers in nonresi- 111
 56 dential zones shall provide a 112

setback from any property 57
 line equal to the height of the 58
 tower. 59
 d. All equipment build- 60
 ings/boxes or equipment are- 61
 62 as, which are each 50 square 63
 64 feet or greater in area, shall 65
 66 comply with the minimum 67
 68 property line setbacks for a 69
 70 principal building in the un- 71
 72 derlying zone. 73
 e. All equipment build- 74
 75 ings/boxes or equipment are- 76
 77 as which are each less than 78
 79 50 square feet in area shall 80
 81 comply with the following 82
 83 minimum property line set- 84
 85 backs: 86
 87 1. Front yard or street 88
 89 yard – Same as for a 90
 91 principal building in 92
 93 the underlying zone. 94
 95 2. Rear and side yards – 96
 97 five feet. 98

(f) General requirements.
 (1) No wireless telecommunication site 57
 shall be located within 200 feet of 58
 an existing or proposed residence. 59
 (2) No lights shall be mounted on pro- 60
 posed towers unless otherwise re- 61
 quired by the FAA. All strobe light- 62
 ing, except for municipal purposes, 63
 shall be avoided if possible. 64
 (3) Towers not requiring special FAA 65
 painting or markings shall be paint- 66
 ed a non-contrasting blue or gray. 67
 (4) Towers may not be used to exhibit 68
 any signage or other advertising. 69
 (5) Any proposed tower shall be de- 70
 signed in all respects to accommo- 71
 date both the applicant's antennas 72
 and comparable antennas for at 73
 least two additional users if the 74
 tower is over 100 feet in height or 75
 for at least one additional compara- 76
 ble antenna if the tower is between 77
 50 and 100 feet in height. The Plan 78
 Commission may require the tower 79
 to be of such design as to allow for 80
 future rearrangement of antennas 81
 upon the tower and to accommo- 82
 date antennas mounted at varying 83
 heights. 84
 (6) Antennas or equipment build- 85
 ings/boxes mounted to or on build- 86
 ings or structures shall, to the great-

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

SEC. 66.0504 WIRELESS TELECOMMUNICATION SITES

1	est degree possible, blend with the	57	
2	color and design of such building or	58	
3	structure.	59	
4	(7) No proposed wireless telecommu-	60	
5	nication site shall be designed, loc-	61	
6	ated or operated as to interfere	62	
7	with existing or proposed public	63	
8	safety communications.	64	
9	(8) The design of all wireless telecom-	65	
10	munication sites shall comply with	66	
11	the standards promulgated by the	67	
12	FCC for emissions.	68	
13	(9) All utilities proposed to serve new	69	
14	wireless telecommunication sites	70	
15	shall be installed underground un-	71	
16	less otherwise approved by the Plan	72	
17	Commission.	73	
18	(10) All generators installed in conjunc-	74	
19	tion with any wireless telecommu-	75	
20	nication site shall comply with all	76	
21	Village noise regulations.	77	
22	(g) <u>Factors upon which conditional use permit</u>	78	
23	<u>decisions of the Plan Commission shall be</u>	79	
24	<u>based.</u>	80	(h) <u>Abandonment.</u>
25	In considering applications for wireless tel-	81	A wireless telecommunication site not in
26	ecomunication sites, the Plan Commis-	82	use for 12 consecutive months shall be re-
27	sion shall also find:	83	moved by the service facility owner. This
28	(1) In the case where an application for	84	removal shall occur within 90 days of the
29	the proposed location of a wireless	85	end of such 12-month period. Upon re-
30	telecommunication facility is not a	86	moval, the site shall be restored to its pre-
31	preferred site as identified in section	87	vious appearance and, where appropriate,
32	66.0504(b)(1) through (8), that the	88	re-vegetated to blend with the surrounding
33	applicant has adequately described	89	area. If the service facility owner fails to
34	the efforts and measures taken to	90	remove their facilities within this period,
35	pursue those preferences and why a	91	after receiving prior written notice from the
36	higher preference location was not	92	Village, the Village shall remove said faci-
37	technologically, legally or economi-	93	ties and shall charge the cost of such re-
38	cally feasible. The supplied docu-	94	moval to the property involved, pursuant to
39	mentation should evaluate the fol-	95	Wisconsin Statutes Section 66.0413.
40	lowing factors:	96	(i) <u>Expiration of permit.</u>
41	a. The planned equipment	97	The approval of an application for condi-
42	would cause unacceptable	98	tional use permit shall be void and of no
43	interference with the opera-	99	effect unless construction of the project
44	tion of other existing or	100	commences within one year and is com-
45	planned equipment on an	101	pleted within two years from the date of
46	existing or approved tower as	102	the approval granted by the Village Board.
47	documented by a qualified	103	For purposes of this regulation, start of
48	licensed engineer and that	104	construction shall be defined as the instal-
49	the interference cannot be	105	lation of a permanent building foundation
50	prevented or eliminated at a	106	or slab. The Village Board may grant up to
51	reasonable cost as deter-	107	two six-month extensions of the time to
52	mined by the Plan Commis-	108	start construction upon written request by
53	sion.	109	the applicant. The Village Board shall not
54	b. The planned equipment can-	110	approve an extension unless the develop-
55	not be accommodated on ex-	111	ment plan is brought into conformance
56	isting or approved towers	112	with any relevant zoning regulations,
			which have been amended subsequent to

GREEN BAY

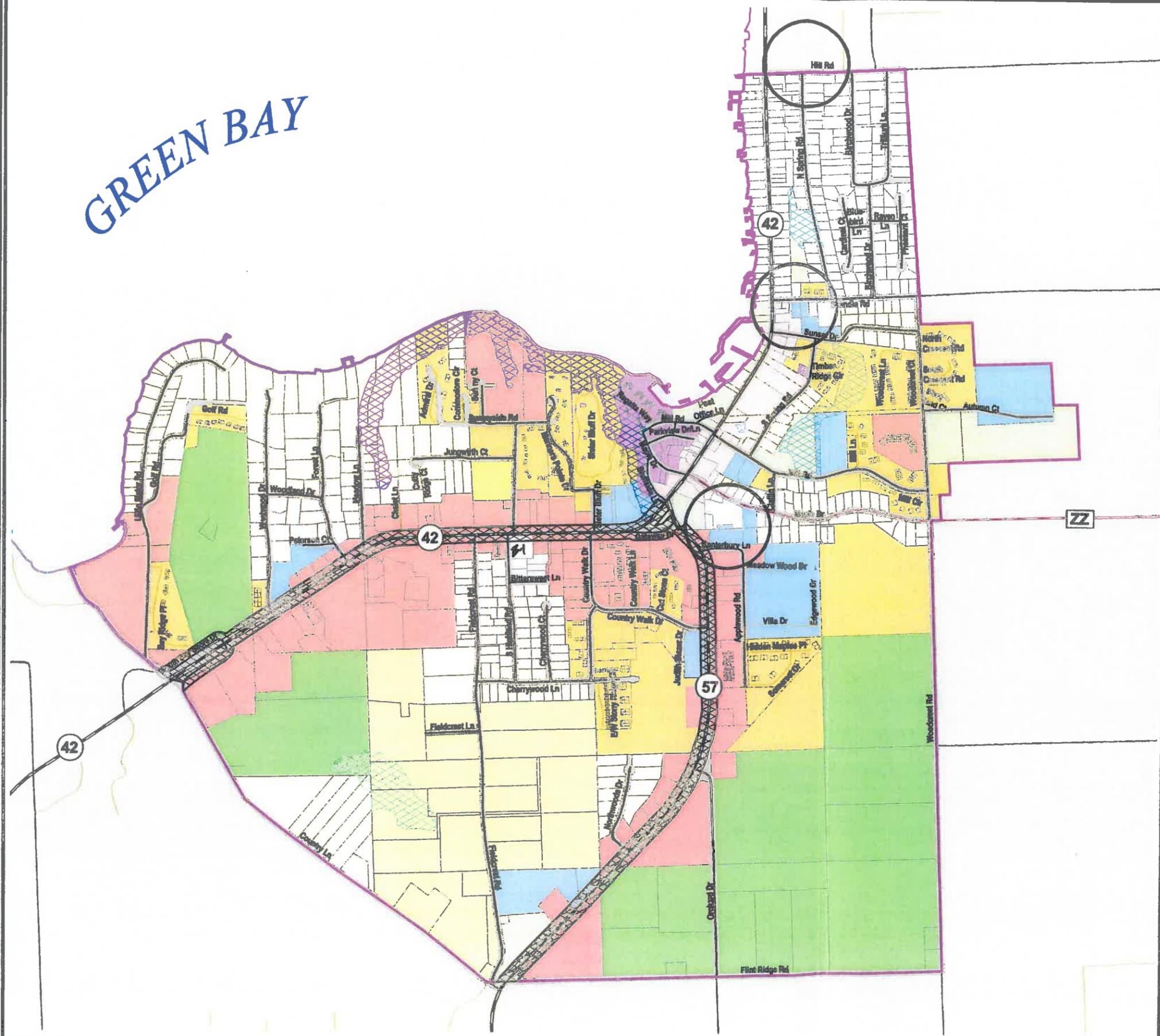
Zoning Map

of the

Village of Sister Bay

Door County, Wisconsin

Last Updated: October 9, 2012



Zoning Districts

- (CS-1) Countryside
- (R-1) Single-Family Residence
- (R-2) Multiple-Family Residence
- (R-3) Large Lot Residence
- (R-4) Small Lot Residence
- (B-1) General Business
- (B-2) Downtown Business Transition
- (B-3) Downtown Business
- (I-1) Institutional
- (P-1) Park/Recreation

Overlay Districts

- (W-1) Wetland Overlay
- (PUD) Planned Unit Development Overlay
- (HL) Highway Landscape Overlay
- (BP) Bluff Protection Overlay
- (WHP) Wellhead Protection Overlay
- (RO-1) Restaurant Overlay

CERTIFICATION:
 I, the undersigned Village President of the Village of Sister Bay, Door County, Wisconsin, do hereby certify that this "Zoning Map of the Village of Sister Bay, Door County, Wisconsin" was amended and approved as part of "The Village of Sister Bay Zoning Ordinance, Door County, Wisconsin" effective on November 13th 2014 and is available in the office of the Village Clerk. Amendments to the Zoning Map shall take effect upon adoption by the Village Board, and the filing of proof of posting or publication thereof in the office of the Village Clerk.

ATTESTATION:
 Derive Birde _____ Date _____ Christy Bully _____ Date _____



Map created for the Village of Sister Bay by Door County Planning Department:
 421 Nebraska Street, Sturgeon Bay WI 54235 920-746-2323

GREEN BAY

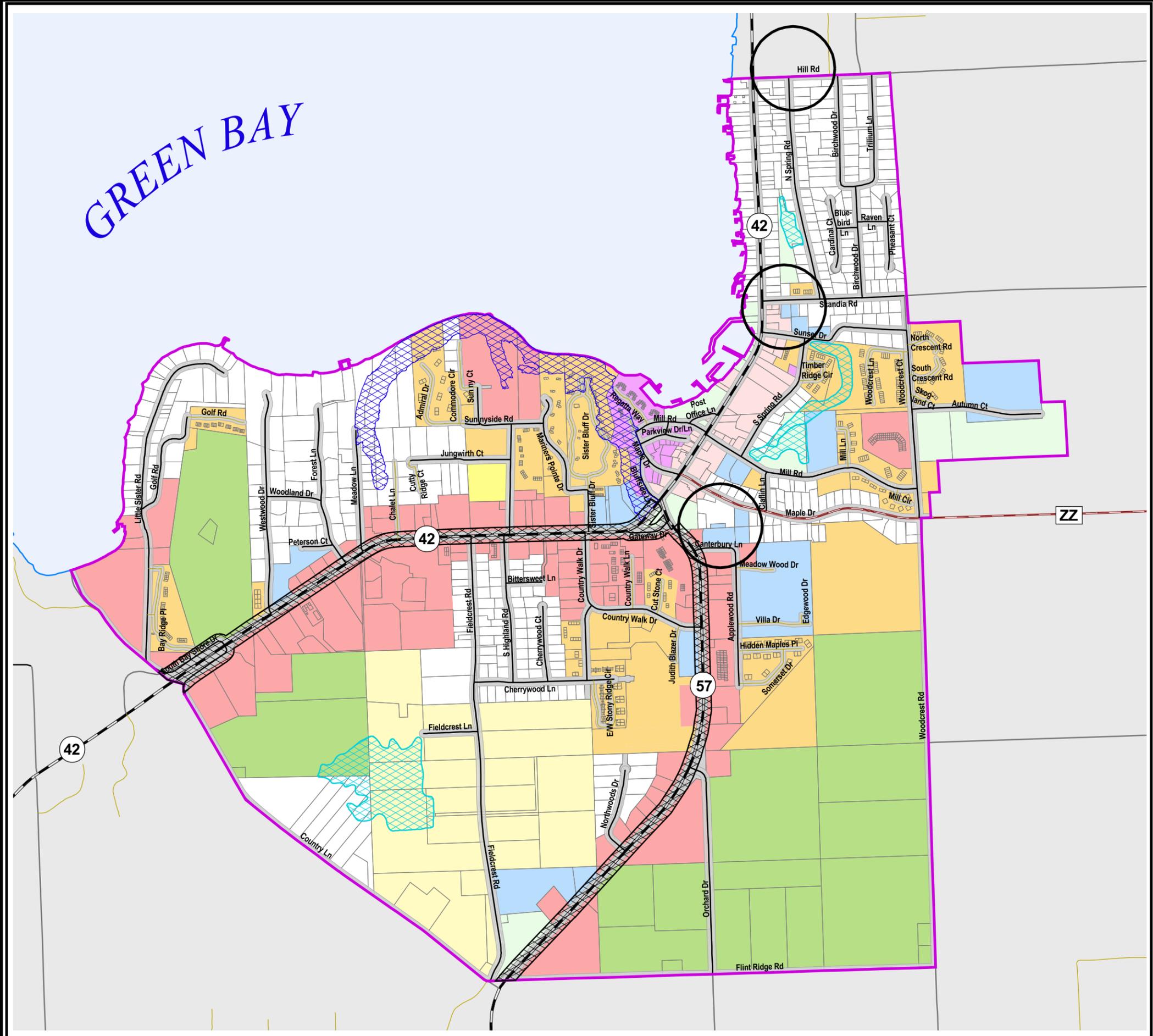
Zoning Map

of the

Village of Sister Bay

Door County, Wisconsin

Last Updated: July, 2014



Zoning Districts

- (CS-1) Countryside
- (R-1) Single-Family Residence
- (R-2) Multiple-Family Residence
- (R-3) Large Lot Residence
- (R-4) Small Lot Residence
- (B-1) General Business
- (B-2) Downtown Business Transition
- (B-3) Downtown Business
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ATTESTATION:
 Denise Bhirdo _____ Date _____ Christy Sully _____ Date _____

This zoning map is based upon parcel and property boundary maps maintained by Door County. The right of way widths for public and private streets vary and the map shows a representation of the easements or rights-of-way. Questions regarding the Zoning Map, the Zoning Code, the Building Code and development regulations should check with the Zoning Administrator, 2383 Maple Drive, PO Box 709, Sister Bay, WI 54234. More information can be found on the Village's web site at www.sisterbaywi.gov. The contact information for the Administrator is admin@sisterbaywi.gov and 920-854-4118.



Map created for the Village of Sister Bay by Door County Planning Department:
 421 Nebraska Street, Sturgeon Bay WI 54235 920-746-2323

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 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 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 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 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, 16.84 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 N01°34'00"W, 134.04 feet; thence N48°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°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 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 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 85,129 square feet / 1.95 acres, more or less.

Steven M. Bieda S-2275 July 11, 2014 Revised: July 28, 2014 Revised: August 22, 2014 Revised: September 4, 2014 Revised: September 10, 2014 Revised: September 16, 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 obstruction visible 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.

Plot to be designed and constructed to meet local and state approved grading plan and to be approved by the Village of Sister Bay and the Wisconsin Department of Transportation prior to commencement of any earth moving activities.

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 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 DOOR COUNTY 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 _____ County, Wisconsin

STATE OF WISCONSIN } SS 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 Plat 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 _____, 20__.

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.

Notary Public My Commission Expires _____ County, Wisconsin

STATE OF WISCONSIN } SS COUNTY OF _____ }

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 Plat 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 _____, 20__.

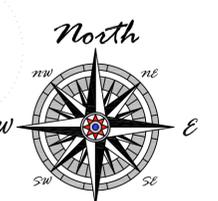
Personally came before me this ___ day of _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the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

Notary Public My Commission Expires _____ County, Wisconsin

STATE OF WISCONSIN } SS COUNTY OF _____ }

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.



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 VILLAGE OF SISTER BAY

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

Christy M. Sully Village Clerk

Jay Zahn Date _____ Door County Treasurer

Christy M. Sully Date _____ Village of Sister Bay Treasurer

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 unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

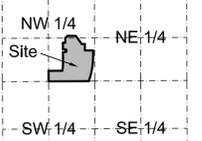
Jay Zahn Date _____ Door County Treasurer

Christy M. Sully Date _____ Village of Sister Bay Treasurer

Curve Data

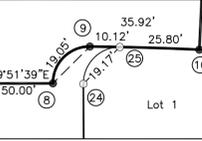
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	269.96	2086.61	269.77	S03°37'59"W	0°24'46"	-
2-3	212.52	2086.61	212.43	S10°15'26"W	0°50'08"	-
3-23	51.59	2086.61	51.59	S13°53'00"W	01°25'00"	-
23-4	194.48	2086.61	194.41	S17°15'42"W	05°20'24"	-
1-4	728.55	2086.61	724.85	S09°55'45"W	20°00'18"	S19°55'54"W
5-6	23.94	1030.00	23.94	S11°38'56.5"W	01°19'55"	-
6-7	202.83	1030.00	202.51	N05°20'30"E	11°16'58"	S10°58'59"E
5-7	226.77	1030.00	226.32	N06°00'27.5"E	12°36'53"	-
8-9	19.05	12.00	17.11	N45°10'32"E	90°57'02"	S89°20'57"E
9-10	35.92	1030.00	35.92	S88°21'00"E	01°59'54"	-
11-12	38.40	1090.00	38.39	N88°23'10"W	02°04'14"	S89°25'17"E
12-13	18.67	12.00	16.84	N44°51'38"W	89°07'18"	N00°17'59"W
14-15	202.60	1090.00	202.31	S05°01'31"W	10°38'59"	-
15-16	37.38	1090.00	37.38	N11°19'57"E	01°57'54"	-
14-16	239.98	1090.00	239.50	N08°07'27.5"E	12°36'53"	-
17-18	37.82	55.00	37.08	S69°55'03"W	39°24'02"	N50°13'02"E
18-19	46.21	55.00	44.86	S74°17'11"W	48°08'18"	-
19-20	92.65	55.00	82.08	N33°23'03"W	96°31'14"	-
20-21	109.57	55.00	92.33	N71°56'50"E	114°08'32"	-
18-21	248.43	55.00	85.00	S00°22'56"E	258°48'04"	N50°58'54"W
21-22	37.82	55.00	37.08	S70°40'55"E	39°24'02"	-
9-25	10.12	1030.00	10.12	N89°04'03.5"W	00°33'47"	-
25-24	19.17	12.00	17.19	S45°27'23.5"E	91°30'49"	N88°47'10"W
25-10	25.80	1030.00	25.80	N89°04'06.5"W	01°28'07"	-

Location Map



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

Blow-Up Detail Scale: 1"=30'

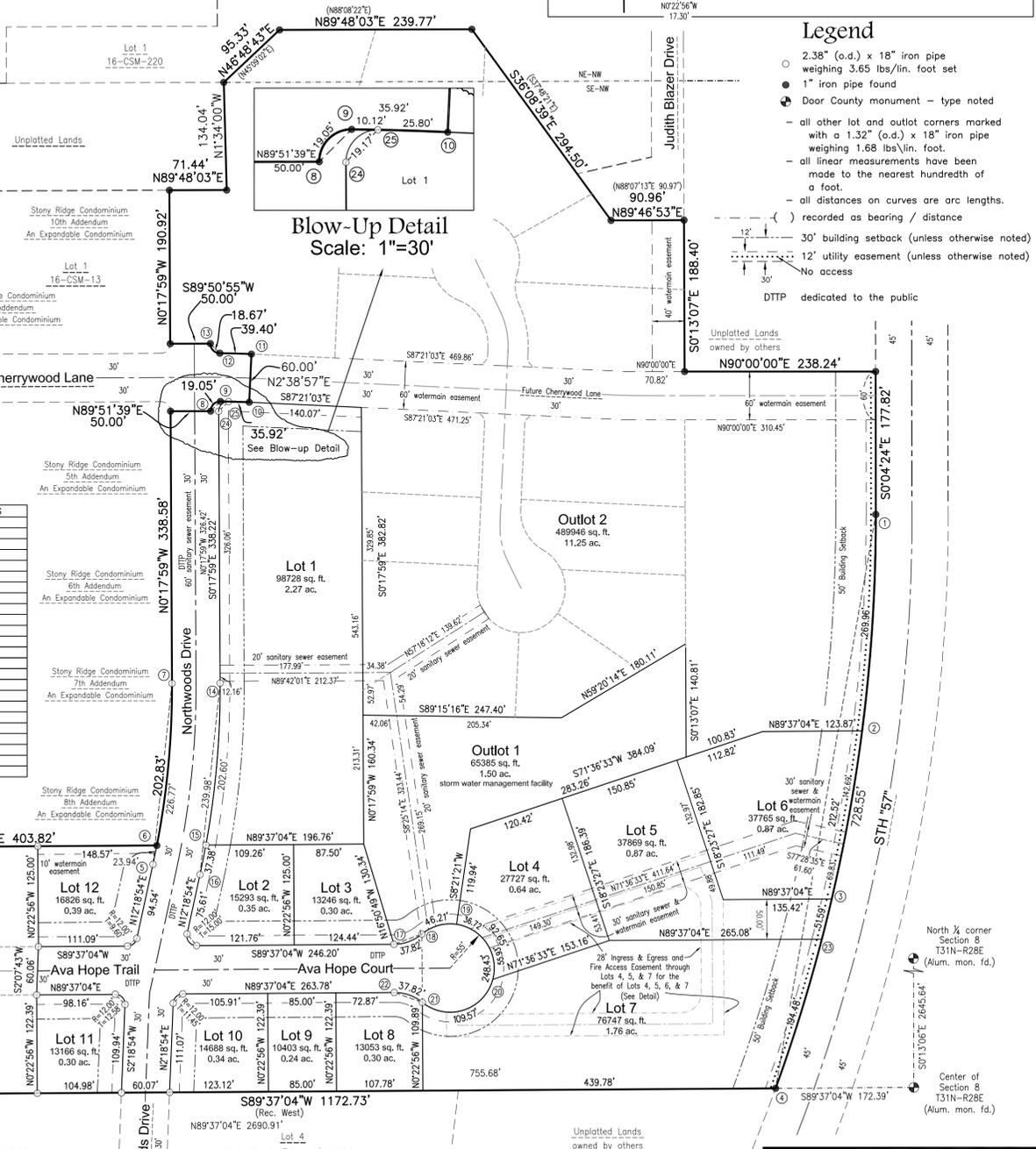


Ingress & Easement Detail



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 access
- DTP dedicated to the public



NOTES

No improvements or structures are allowed between the highway and the setback line. As owner I hereby restrict all lots and blocks in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 57 as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the state highway commission.

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. 1810008312824F
Stony Ridge

Stony Ridge Development LLC

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

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

