

1 Efforts by the church to reach an accommodation with the Town proved to be unsuccessful,
 2 and the church eventually initiated a lawsuit against the Town, arguing that the Sign Code
 3 abridged their freedom of speech – a violation of the U.S. Constitution. Eventually the case
 4 was referred to the U.S. Supreme Court, and the Court ruled that Sign Codes which
 5 distinguish between political signs, ideological signs, or temporary directional signs to
 6 certain events are considered to be content-based. (Specifically the Court stated, “Content-
 7 based laws – those that target speech based on its communicative content – are
 8 presumptively unconstitutional and may be justified only if the Government proves that
 9 they are narrowly tailored to serve compelling State interests”.)

10
 11 In light of “Reed v. Town of Gilbert” the Village can basically only regulate the location, size,
 12 and duration of display of a sign as well as the materials it is constructed of, illumination of
 13 it, and portability, and, therefore, it will be necessary for a number of revisions to be made to
 14 the Village’s Sign Code. An applicable draft was included in the meeting packets, and the
 15 Commission members jointly reviewed that document. During the review process some
 16 grammatical revisions were suggested and Jackson took note of all of them.

17
 18 *A motion was made by Grutzmacher, seconded by Solomon that at the next meeting of the Plan*
 19 *Commission a public hearing shall be conducted regarding the Sign Code amendments which were*
 20 *reviewed and amended at this meeting. Motion carried – All ayes.*

21
 22 **Item No. 2. Report by the Zoning Administrator regarding development activities,**
 23 **various enforcement actions, and issuance of Sign and Zoning Permits:**

24 Jackson reported on the following issues:

- 25 • He recently sent a Code Enforcement Letter to Lyle Bruss as he received a report that
 26 fireworks were ignited on his property over the 4th of July weekend.
 27
- 28 • Ronald and Barbara Sense own Village of Sister Bay Parcel No. 181-00-08312833F,
 29 which has been assigned an address of 2454 Flint Ridge Road and consists of
 30 approximately 12.56 acres of land. The Sense’s would like to replace the home which
 31 is currently on their property and would also like to be able divide the parcel at some
 32 point in the future as they want to leave some of their land to their children. The
 33 property is currently zoned B-1 and the Sense’s are requesting that it be re-zoned R-3.
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35 *It was the consensus that a public hearing shall be conducted regarding the Sense’s request at*
 36 *the next meeting of the Plan Commission.*

- 37
- 38 • A property owner recently informed him that someone was interested in purchasing
 39 his property. The potential buyer also contacted him and asked for blanket approval
 40 of a number of items, but did not wish to submit plans or do an impact fee
 41 calculation. Obviously he did not grant blanket approval, but was able to conduct a
 42 parking calculation for the property in question and determined that more parking
 43 would be required. Eventually the sale fell through. After conducting the previously
 44 mentioned parking calculation Jackson believes that revisions to the parking
 45 regulation section of the Zoning Code are definitely warranted.
 46
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- 1 • In accord with the Village Board's directives a Public Hearing Notice was recently
2 mailed via regular as well as certified mail and some return receipts have already
3 been received.
4

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

7 *It was the consensus that the following issue shall be addressed at a future meeting of the Plan*
8 *Commission:*

- 9 • *Review and revision of the Village's parking regulations.*

10
11 *The next meeting of the Plan Commission will be conducted at 5:30 P.M. on Tuesday, August 23,*
12 *2016.*

13
14 **Adjournment:**

15 *A motion was made by Shumway, seconded by Baker to adjourn the meeting of the Plan Commission*
16 *at 7:50 P.M. Motion carried - All ayes.*

17
18 Respectfully submitted,

19 

20 Janal Suppanz,
21 Assistant Administrator



Plan Commission Public Notice

The Sister Bay Plan Commission will hold a public hearing at the Sister Bay Fire Station, 2258 Mill Rd, Door County, Wisconsin on **Tuesday, August 23, 2016 at 5:30 P.M.** or shortly thereafter, for the purpose of considering a text amendment to the Sister Bay Zoning Code, amending section 700 of Chapter 66 of the Village's Code of Ordinances; the Zoning Code's Section on Signs.

The purpose of this public hearing is to obtain comments and input from the public on the proposed text amendments.

A copy of the proposed amendments and the current Zoning Code are available for inspection. The Zoning Code and Zoning Map for the Village are also on file at the Zoning Administrator's office and may be viewed at 2383 Maple Drive weekdays between 10:00 a.m. and 4:00p.m.

Written testimony, including email, will be accepted at the Sister Bay Administration Building, 2383 Maple Drive, Sister Bay, WI 54234, (FAX 920-854-9637) until 3:00 P.M. on the day of the meeting. Letters will be available for public inspection during normal business hours, until the close of business on the day of the hearing. Letters will be entered into the record; and a summary of all letters will be presented at the meeting, but individual letters may not be read. Anonymous correspondence will not be accepted.

All application materials for Regular Zoning Permits, Conditional Use Permits and zoning amendment petitions may be viewed at the Sister Bay Administration Building, 2383 Maple Drive, Sister Bay, WI from 10:00am. -4:00p.m.

By order of the Plan Commission of the Village of Sister Bay.

Zeke Jackson
Zoning Administrator
zeke.jackson@sisterbaywi.gov

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0700 PURPOSE AND INTENT

SEC. 66.0701 DESIGN GUIDELINES

SECTION 700 - SIGNS

1 Note: This entire section was revised by Ordinance 185-041211.

3 Sec. 66.0700 Purpose and Intent

4 (a) The purpose of this Sign Section is to provide the legal framework and minimum standards to safeguard life, property, public welfare by regulating and controlling the number, size, quality of materials, construction, location, illumination, installation and maintenance of all signs as compatible with zoning regulations.

12 (b) This chapter recognizes the need for well-maintained and attractive sign displays within the Village and the need for adequate business identification, advertising and communication. Because of the unique qualities of the Village of Sister Bay, which need to be protected and enhanced, a high degree of control over the construction materials of signs is deemed to be an important public purpose.

22 (c) This chapter authorizes the use of signs on public and private property, provided the signs are:

- 25 (1) Compatible with the Zoning District regulations.
- 27 (2) Compatible with the approved Architectural Design Manual and other approved guides and manuals.
- 30 (3) Designed, constructed, installed and maintained in such a manner that they do not endanger public safety or traffic safety.
- 34 (4) Legible, readable, visible and well designed for the circumstances in which they are used.
- 37 (5) Not covering any major architectural detail.

39 Sec. 66.0701 Design Guidelines

40 (a) The Village recognizes the decision of the United States Supreme Court, as outlined in Reed v. Gilbert. As such, section 66.0701 is intended to act as a set of suggestions to sign producers and property owners on what types of signs the Village would prefer to see in order to preserve the small town charm of the community.

48 (b) Signs are one of the most prominent visual elements of a street. Well-designed signs add interest and variety to building facades and help to attract customers. In general, the sign is the best representation of the

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business to the passing pedestrian or motorist. The design guidelines shall be used as an important part of sign review and approval.

(c) Before starting to design a sign, take a careful look at the building. Is there an obvious space on the building where the sign would look appropriate without covering architectural details? Some of the Village's older buildings were designed with a horizontal "sign space" stretching across the top of the storefront which should be used. If this "sign space" does not exist perhaps, there is adequate wall area for a wall sign with appropriate space for a projecting sign.

(d) Take a look at neighboring buildings. Is there a predominant type of sign or a size precedent? In designing a sign, it is important to have an understanding not only of the building but also of the compatibility within the neighborhood. The basis for decisions on sign type, size and location should come from architectural concerns. The specific definitions and regulations governing the various types of signs in this section should be studied before actual design begins.

(e) To achieve the objective of these guidelines for sign details include the following:

- (1) **Simplicity.**
An effectively designed sign with bold, easily recognized symbols and clear crisp lettering will identify a business or activity efficiently and attractively, enhance the area in which it is located and complement the general appearance of the street and Village.
- (2) **Color.**
Restraint should be exercised when selecting colors. On most signs, no more than three colors should be used: one for background, a contrasting color for lettering, and a third for perhaps emphasis (such as for borders, motifs, or shading of letters to give it a three-dimensional look). Colors should be chosen which complement each other as well as the general tone of the building.
- (3) **Messages.**
Messages should be simple for rapid comprehension by the public. Pictures, symbols, and logos can add

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0710 BUSINESS DISTRICT SIGNAGE WITH PERMIT

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1 individuality and character to signs,
 2 in addition to making them easier to
 3 read.
 4 (4) **Materials.**
 5 Sign materials shall be compatible
 6 with the surrounding area. Sign ma-
 7 terials shall be consistent with or at
 8 least complement the original con-
 9 struction materials and architectural
 10 style of the building façade on
 11 which they are to be displayed.
 12 (5) **Lettering.**
 13 Lettering styles should complement
 14 the style and period of the building
 15 on which they appear. Traditional
 16 block and curvilinear styles, which
 17 are easy to read, are preferred.
 18 Generally, different type styles
 19 should not be used on the same sign
 20 to avoid a cluttered appearance.

21 Sec. 66.0710 Business District Signage with 22 Permit

23 (a) In General.
 24 Signs are permitted in all business districts
 25 subject to the requirements in this Chapter.
 26 (b) Determination of allowable signage.
 27 The area of each building's signage shall
 28 be the lineal feet of the front of the build-
 29 ing multiplied by the story factor below. A
 30 basement shall not count as a story. See
 31 Section 66.0753(g) on the manner to de-
 32 termine the linear front footage. No single
 33 projecting or ground sign may exceed 24
 34 square feet in area per side.

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 36 The following table shall be used to calcu-
 37 late the area of allowable signage. Measure
 38 the width of the building and use the prop-
 39 er multiplier for the building width range to
 40 determine the allowable square feet of
 41 signage permitted.
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Building Width Range in Feet	Multiplier		
	One Story	Two Story	Three Story
0	0.750	0.830	0.900
5	0.750	0.830	0.900
10	0.750	0.830	0.900
15	0.750	0.830	0.900
Building	Multiplier		

Width Range in Feet	One Story	Two Story	Three Story
20	.750	.830	.900
25	.750	.830	.900
30	.750	.830	.900
35	0.721	0.798	0.865
40	0.711	0.787	0.853
45	0.701	0.776	0.842
50	0.692	0.765	0.830
55	0.682	0.754	0.818
60	0.672	0.743	0.807
65	0.663	0.733	0.795
70	0.653	0.722	0.783
75	0.643	0.711	0.772
80	0.633	0.700	0.760
85	0.624	0.689	0.748
90	0.614	0.678	0.737
95	0.604	0.668	0.725
100	0.594	0.657	0.713
105	0.585	0.646	0.702
110	0.575	0.635	0.690
115	0.565	0.624	0.678
120	0.556	0.613	0.667
125	0.546	0.602	0.655
130	0.536	0.592	0.643
135	0.526	0.581	0.632
140	0.517	0.570	0.620
145	0.507	0.559	0.608
150	0.497	0.548	0.597
155	0.488	0.537	0.585
160	0.478	0.527	0.573
165	0.468	0.516	0.562
170	0.458	0.505	0.550
175	0.449	0.494	0.538
180	0.439	0.483	0.527
185	0.429	0.472	0.515
190	0.419	0.462	0.503
195	0.410	0.451	0.492
200	0.400	0.440	0.480
Over 200	0.390	0.429	0.468

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 44 (c) Window Signs.
 45 All businesses are allowed window signs,
 46 which may be placed only on the inside of
 47 buildings and shall not exceed 25 percent
 48 of the glass area of the windows fronting

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0711 COMMERCIAL CENTER SIGNAGE WITH PERMIT

SEC. 66.0711 COMMERCIAL CENTER SIGNAGE WITH PERMIT

1 on a public street. Window signs as speci- 55
 2 fied above shall not require a permit. 56
 3 (d) Awning Signage. 57
 4 All businesses are allowed signage on awn- 58
 5 ings subject to permit. Awning signage 59
 6 may include logos, business names, sym- 60
 7 bols and wording placed only on the flap. 61
 8 Awning/canopy covering pedestrian or ve- 62
 9 hicle access areas signs shall provide no 63
 10 less than eight feet vertical clearance be- 64
 11 tween the bottom of the sign and the 65
 12 ground, (finished surface), directly beneath 66
 13 the awning/canopy. Signage on awnings 67
 14 shall not count towards total signage. 68
 15 (e) Signage at the Entrance of Tenant Spaces. 69
 16 One sign placed at the entrance of the 70
 17 space for each separate tenant space in 71
 18 multi-tenant buildings may be placed on 72
 19 the building and each directory sign shall 73
 20 not exceed two square feet per side. In lieu 74
 21 of one entrance directory sign for each 75
 22 separate tenant space, a single wall sign 76
 23 may be permitted. The area of the wall sign 77
 24 shall be no larger than the cumulative 78
 25 amount of the permitted separate entrance 79
 26 directory signs. The in lieu of sign shall be 80
 27 in addition to the sign areas allowed in (b) 81
 28 above and shall conform to all of the re- 82
 29 quirements of this section. 83
 30 (f) Certain Sandwich Board Signs. 84
 31 See Section 66.0713. 85
 32 (g) Permitted Types of Signs. 86
 33 A business may divide the total permitted 87
 34 signage into any combination of the four 88
 35 types listed below, not to exceed the total 89
 36 permitted area limits set forth in (b) above. 90
 37 (1) Wall signs placed flat against the 91
 38 exterior walls of a building shall not 92
 39 extend above the roofline. Wall 93
 40 signs shall not extend beyond the 94
 41 ends of the wall to which they are 95
 42 attached. 96
 43 (2) Projecting signs fastened to, sus- 97
 44 pended from or supported by struc- 98
 45 tures, shall not extend more than six 99
 46 feet into the required yard area, 100
 47 shall not extend into any public 101
 48 right-of-way, shall not extend over 102
 49 any driveway and, shall be at least 103
 50 ten feet from all side lot lines. The 104
 51 projecting sign shall not be located 105
 52 at a point higher than 75% of the 106
 53 wall measured from the top of the 107
 54 foundation where it is located.

(3) Ground signs shall not exceed eight 84
 feet in height. Ground signs shall be 85
 located at least ten feet from any 86
 street right-of-way and at least ten 87
 feet away from any side or rear lot 88
 line except as specified in (a) below. 89
 Ground signs shall comply with the 90
 traffic visibility requirements set 91
 forth in section 66.0401 [See page 92
 81]. All ground signs shall include 93
 landscaping at the base of the sign. 94
 a. In the B-3 Downtown Busi- 95
 ness District ground signs 96
 may be located no closer 97
 than ten feet from the face of 98
 the curb, if the existing build- 99
 ing and/or terrain is not suit- 100
 able for the setback as speci- 101
 fied above. 102
 b. All parcels shall be limited to 103
 one ground sign, regardless 104
 of the number of businesses, 105
 buildings on the site or the 106
 number of street frontages 107
 abutting the property.
 (4) Vending machines.
 Only vending machines without in-
 ternal illumination are permitted in
 all business districts.

Sec. 66.0711 Commercial Center Signage with Permit

A commercial center is defined as a multi-tenant, multi-building commercial and retail development under common ownership or management and located in the B-1 zoning district. The shopping center may be permitted the following signage in addition to the approved building signage as specified in Section 66.0710.

- (a) Signs used for Commercial Centers shall be allowed as follows:
 - (1) Two (2) **marque ground signs** may be provided. Two (2) **marque ground signs** may be permitted along the **State Highway** abutting a commercial center.
 - (2) The **marque signs** shall not exceed **72 square feet per side** in total area and not exceed **12 feet** in height. The location shall be approved by the **Plan Commission** prior to the issuance of a sign permit.
- (b) Business or Tenant Signage.

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0712 OFF-PREMISE SIGNAGE WITH PERMIT

SEC. 66.0713 SANDWICH BOARD SIGNAGE WITH PERMIT

1 Signage specified in Section 66.0710(g)(1)
2 and (2) may be provided for each individu-
3 al tenant business in a commercial center.
4 In a multi-tenant building, each business
5 shall be permitted signage up to twelve
6 (12) square feet per side. In a single tenant
7 building the business shall be permitted
8 signage up to sixteen (16) square feet per
9 side on the interior of the shopping center

10 (c) Additional On Premise Signage
11 One additional ground sign on the com-
12 mercial center property may be permitted
13 subject to the following restrictions:
14 (1) The maximum size of the sign shall
15 not exceed 36 square feet per side.
16 (2) The location shall be approved by
17 the Plan Commission prior to the is-
18 suance of a Sign Permit. (Amended
19 Ordinance 193-050312)

20 Sec. 66.0712 Off-Premise Signage with Permit

21 This section shall only apply to businesses not lo-
22 cated on a State highway. Off-premise directional
23 signs shall only be allowed for businesses located
24 within the Village limits. All off-premise signs
25 shall require a sign permit and shall be restricted
26 to the following uses:

27 (a) Off-premise wayfinding signs on Highway
28 42 or 57.

29 (1) **Traffic control devices on private**
30 **or public property must be erected**
31 **and maintained to comply with the**
32 **Manual on Uniform Traffic Con-**
33 **trol Devices adopted in this state**
34 **and if not adopted by this state**
35 **with the Manual on Uniform Traf-**
36 **fic Control Devices adopted by the**
37 **Federal Highway Administration.**

38 (2) Off-premise signs on either state
39 highway require a permit.

40 (3) The basis of approval shall be as fol-
41 lows:

42 a. Plan Commission shall ap-
43 prove of sign locations.

44 b. There shall be only one sign
45 on the highway for each enti-
46 ty requesting such signage

47 (4) Off-premise sign standards:
48 a. All such signs shall be at-
49 tached to the Village-owned
50 common posting standard.

51 (b) Off-premise signs not located on a state
52 highway.

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(1) Off-premise signs on Village streets
require a permit.

(2) The basis of approval shall be as fol-
lows:

a. Plan Commission shall ap-
prove of the location of the
sign

b. There shall be only one sign
for each such requesting en-
tity on Village streets.

(3) Off-premise sign standards:

a. All such signs shall be at-
tached to the Village-owned
common posting standard
The Village shall establish
the color and font for the di-
rectional sign.

(c) Other Off-premise signs.

The purpose of this section is to allow enti-
ties to place signs off their property subject
to the following conditions:

(1) The applicant is not able to obtain a
sign permit under subsection (a) or
(b) above.

(2) The sign shall comply with WisDOT
Trans 201 Scenic Byways regula-
tions.

(3) The applicant shall provide written
documentation from the landowner
demonstrating permission for the
location of the off-premise sign.

(4) The overall size, height, material,
and setback must have the approval
of the Plan Commission; Plan

(5) A conditional use permit shall be
required for signs over 12 square
feet in size. Signs smaller than 12
square feet shall only require ap-
proval of the Plan Commission.

(6) The exact location of the sign shall
be approved by the Plan Commis-
sion.

95 Sec. 66.0713 Sandwich Board Signage with 96 Permit

97 Sandwich board signs are permitted subject to the
98 following conditions:

99 (a) Entities may use sandwich board signs on
their property in front of their properties in
the B-1, B-2, B-3, I-1 and P-1 districts as
permitted provided that the sandwich
board signs will not be located on any
sidewalk or bikeway if one is present or in
any public right-of-way.

(b) Sandwich board sign impact on total per-
mitted signage.

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0720 ON-PREMISE SIGNS WITHOUT PERMIT

SEC. 66.0720 ON-PREMISE SIGNS WITHOUT PERMIT

- 1 (1) A sandwich board where the mes- 55
 2 sages and content change on a 56
 3 weekly basis shall not count to- 57
 4 wards the total signage allowed un- 58
 5 der Section 77.0710.. 59
 6 (2) A sandwich board where the word- 60
 7 ing or image is unchanging shall 61
 8 count towards the total signage al- 62
 9 lowed under Section 77.0710. Any 63
 10 sandwich board permitted under 64
 11 this subsection shall also comply 65
 12 with (c)—(g) below. 66
 13 (c) The sandwich board sign must be located 67
 14 in front of the property and cannot be lo- 68
 15 cated closer than ten feet to an adjacent 69
 16 property or driveway, and will not cause a 70
 17 hazard to traffic or adjoining properties. 71
 18 These signs shall require a permit and shall 72
 19 not exceed six (6) square feet in area on 73
 20 one side or 12 square feet on all sides.. 74
 21 (d) The sandwich board sign must be removed 75
 22 from its display location whenever the 76
 23 permit holder is not open to the public. 77
 24 Festivals, non-profits, organizations and 78
 25 businesses under contract with the Village 79
 26 may use sandwich board signs on Village 80
 27 owned property or other property in any 81
 28 district as permitted provided that the 82
 29 sandwich board signs will not be located 83
 30 on any sidewalk or bikeway if one is pre- 84
 31 sent or in any public right-of-way. 85
 32 (e) The Plan Commission shall establish a 86
 33 Sandwich Board Design, Guide which will 87
 34 reflect various preferred designs and col- 88
 35 ors. The Guide shall be updated periodi- 89
 36 cally. 90
 37 (f) After May 1, 2011, the cost for a temporary 91
 38 sandwich board sign permit shall be 92
 39 \$20.00 except for existing sandwich board 93
 40 permit holders. 94
- 41 **Sec. 66.0720 On-Premise Signs without Per-**
 42 **mit** 95
 43 Except as prohibited in section 66.0770 of this 96
 44 chapter, the following signs are permitted in all 97
 45 zoning districts without a permit, subject to the 98
 46 following regulations: 99
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 102 (a) Temporary Signs. 103
 104 These signs are not to exceed six square 104
 105 feet in area on one side and 12 square feet 105
 106 in area on all sides. These signs shall be 106
 107 located no closer than ten feet to any street 107
 108 right-of-way, nor closer than ten feet to a 108
 109 side or rear lot line. Temporary signs shall 109
 110 be displayed for no longer than 30 days, 110
 111 and shall be permitted no more than 6 111
 times per year.
- (a)(1) Construction Area Signage
 Temporary signs on a property dur-
 ing a period of construction may be
 placed on a construction site without a
 permit, provided that there shall be no
 more than one such sign located on the
 premises; no sign shall exceed 18 square
 feet in area on one side or 36 square feet
 on all sides; and the sign shall be re-
 moved within 72 hours following the is-
 suance of an occupancy permit. Tempo-
 rary signs issued as part of a development
 agreement shall be removed as specified
 in that agreement.
- (b) Bulletin boards.
 Bulletin boards are not to exceed four
 square feet in area on one side located on
 the building.
- (c) Signs Cut Into Buildings.
 Signs and tablets when cut into any mason-
 ry surface or when constructed of metal
 and affixed flat against a structure will
 count towards total allowable signage, and
 be reviewed by the Plan Commission as an
 Architectural Feature and approved or de-
 nied based on total allowable signage.
- Official signs.
 Official signs, such as traffic control, park-
 ing restrictions, Village welcome signs and
 related entrance signs, and public notices
 when approved by the Zoning Administra-
 tor.
- (d) Illuminated Signs.
 When fluorescent tubes are used for the in-
 terior illumination of a sign, such illumina-
 tion shall not exceed: two square feet.
- (f) Lot signs.
 On-premise signs located at the entrance
 and exit of a driveway or street shall not
 exceed two square feet.
- (g) Parking signs.
 Signs in the parking lot shall be mounted
 no less than four feet from the ground and
 shall not exceed 24 inches high by 30
 inches wide.
- (h) Flags.
 Property owners shall be permitted up to
 three flags of no more than 15 square feet
 each.
- (i) Signs on external walls.
 One sign on an external wall is allowed
 per commercially zoned unit. The maxi-
 mum allowable size for such sign is four

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0731 COUNTRYSIDE DISTRICT SIGNAGE WITH PERMIT

1 square feet. If it is over four square feet in
2 size the sign's area shall be included in the
3 total signage calculation. All signs must be
4 mounted on the building. Erasable black-
5 boards or glass-enclosed cases are ac-
6 ceptable.

7 (j) Temporary signs.

8 **Sec. 66.0721 On/Off-Premise Signs without**
9 **Permit**

10 (a) Temporary signs- Designated Events.
11 During the 10 day period leading up to a
12 designated festival or event (including
13 the day/days of the event) by the Village
14 Parks Committee a property owner may
15 be allowed:

- 16 (1) Only one additional sign per lot.
- 17 (2) The sign shall be set back a mini-
18 mum of 10 feet from all lot lines.
- 19 (3) The sign area shall not exceed 24
20 square feet.
- 21 (4) The sign shall not exceed six feet in
22 height.

23 (b) Temporary Signs- Other Events.

24 The temporary use of banners, balloons,
25 inflatable signs, streamers, pennants, and
26 other similar signage in any district may be
27 allowed provided that the media will not
28 be located on any sidewalk or bikeway if
29 one is present or in any public right-of-
30 way. The signs cannot be erected more
31 than 14 days before the event and must be
32 removed within 2 days after the event. The
33 property owner must grant permission in
34 writing for the placement of the
35 sign/media. The sign/media, will not be lo-
36 cated closer than ten feet to an adjacent
37 property; driveway, and will not cause a
38 hazard to traffic or adjoining properties.
39 These sign/media shall not require a permit
40 and shall not exceed 24 square feet in area
41 on one side or 48 square feet on all sides.

42 (c) Failure to Comply with Standards.

43 Any entity utilizing (a) or (b) above that
44 fails to follow the standards shall be noti-
45 fied in writing that all future seasonal, spe-
46 cial event and fund raising signage shall
47 require a regular sign permit and shall be
48 issued a fine in the amount of \$50.00 at
49 the discretion of the Village Administrator.

50 **Sec. 66.0722 Other On/Off-Premise Signs**
51 **with Permit**

52 (a) Tempoaray Signage- Long Duration Events
53 The temporary use of banners, balloons,
54 inflatable signs, streamers, pennants, and

55 other similar signage in any district may be
56 permitted provided that media will not be
57 located on any sidewalk or bikeway if one
58 is present or in any public right-of-way.
59 The signs cannot be erected more than 45
60 days in a calendar year and must be re-
61 moved within 2 days after the event. The
62 property owner must grant permission in
63 writing for the placement of the
64 sign/media. The sign/media, will not be lo-
65 cated closer than ten feet to an adjacent
66 property; driveway, and will not cause a
67 hazard to traffic or adjoining properties.
68 These sign/media shall require a permit
69 and shall not exceed 24 square feet in area
70 on one side or 48 square feet on all sides.

72 (b) Changeable copy signs.

73 Changeable copy signs, fixed or moveable,
74 may be permitted If approved by the Plan
75 Commission. Price signs will be consid-
76 ered permitted addition signage.

77 **Sec. 66.0730 Residential Districts Signage**
78 **with Permit**

79 The following signs are permitted in any residen-
80 tial district and are subject to the following regula-
81 tions:

82 (a) Signs.

83 Signs authorized on a property are not to
84 exceed six feet in height and 24 square feet
85 in area on one side and 48 square feet in
86 area on all sides, placed at the entrance to
87 a subdivision or development. The sign
88 shall be located no closer than ten feet to
89 any street right-of-way, nor closer than ten
90 feet to any side or rear lot line.

91 (b) Temporary signs.

92 Temporary signs for the purpose of desig-
93 nating a new building or development may
94 be permitted for a limited period of time
95 provided that the sign shall not exceed 24
96 square feet in area on one side and 48
97 square feet in area on all sides and shall be
98 located not closer than ten feet from any
99 street right-of-way, nor closer than ten feet
100 to any side or rear lot line. The Developer
101 may use such signage to market the devel-
102 opment provided that the sign shall not be
103 in place for more than 60 days of the issu-
104 ance of an occupancy permit. Projects
105 covered by a development agreement may
106 specify the date for the removal of the sign.

1 **Sec. 66.0731 Countryside District Signage**
2 **with Permit**

3 The following on-premise signs are permitted in
4 the CS-1 district:

- 5 (a) All signs permitted in the residential dis-
6 tricts.
- 7 (b) On-premise signs which do not exceed 24
8 square feet in area. There shall be no more
9 than one such sign for each highway upon
10 which the property faces. If attached to the
11 building, such signs shall be no higher than
12 the roofline. If located on the ground, such
13 signs shall not be higher than eight feet
14 above the ground.
- 15 (c) Ground signs which do not exceed 24
16 square feet in area on one side or 48
17 square feet on all sides.

18 **Sec. 66.0732 Institutional and Park Districts**
19 **Signage with Permit**

20 The following signs are permitted in the Institu-
21 tional and Park districts and are subject to the fol-
22 lowing regulation:

- 23 (a) Private and public institutional when ap-
24 proved by the Plan Commission.
- 25 (b) Signs on publicly owned land shall meet
26 the following criteria:
 - 27 (1) Such signs shall be securely fas-
28 tened, constructed and continuously
29 maintained in such a manner as to
30 prevent damage from the natural el-
31 ements.
 - 32 (2) Such signs shall be located in such
33 a manner to minimize visual im-
34 pacts to areas located outside of the
35 park facilities.
 - 36 (3) Such signs shall be permitted for the
37 sole purpose of generating funds for
38 Village authorized programs and fa-
39 cilities. In all cases, the overall aes-
40 thetics of the park and the surround-
41 ing area shall be significant consid-
42 eration in the placement and design
43 of the signs.
 - 44 (4) An agreement between the Village
45 and the sign sponsor shall be exe-
46 cuted specifying annual fees and a
47 maintenance schedule.
 - 48 (5) Such signs shall be permitted sub-
49 ject to Plan Commission discretion.

50 **Sec. 66.0750 Sign Permit**

51 Application for a sign permit shall be made on
52 forms provided by the Zoning Administrator and
53 shall contain or have attached thereto at least the
54 following information:

- 55 (a) Name, address and telephone number of
56 the applicant. Location of building, struc-
57 ture, or lot to which or upon which the
58 sign is to be attached or erected.
- 59 (b) Name of person, firm, corporation, or as-
60 sociation erecting the sign.
- 61 (c) In cases where more than one business oc-
62 cupies a single building, the assignment of
63 on-building sign area to the various busi-
64 nesses shall be at the discretion of the
65 property owner. This allocation shall be
66 specified in the Sign Application.
- 67 (d) Written consent of the owner or lessee of
68 the building, structure, or land to which or
69 upon which the sign is to be affixed.
- 70 (e) A scale drawing of such sign indicating the
71 dimensions, the materials to be used, the
72 colors on the sign, the type of illumination,
73 if any, and the method of construction and
74 attachment. The drawing shall be drawn at
75 a scale no smaller than one-eighth inch
76 equals one foot and shall be prepared,
77 signed and sealed by a registered profes-
78 sional engineer when required by the Zon-
79 ing Administrator.
- 80 (f) A scale drawing indicating the location
81 and position of such sign in relation to
82 nearby buildings or structures. The drawing
83 shall be at a scale no smaller than one inch
84 equals 50 feet.
- 85 (g) Copies of any other permits required.
- 86 (h) Signs requiring state approval shall provide
87 a copy of such approval with the sign per-
88 mit application.
- 89 (i) Additional information may be required by
90 the Zoning Administrator or Plan Commis-
91 sion.
- 92 (j) Sign permit applications shall be filed with
93 the Zoning Administrator who may ap-
94 prove or deny the application, in writing,
95 within 20 working days after submittal. A
96 sign permit shall become invalid, if work
97 authorized under the permit has not been
98 completed within six months of the date of
99 issuance.
- 100 (k) At the time of the filing of the application
101 for a permit, the applicant shall furnish to
102 the Zoning Administrator the fee for the
103 permit in accordance with the current fee
104 schedule set by the Village Board.
- 105 (l) Waiver of some requirements.
106 The Zoning Administrator may waive the
107 requirements for certain plans, specifica-
108 tion, data, or drawings when the applica-
109 tion is to execute minor alterations or re-
110 pairs to a sign, provided that the proposed

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0751 CONSTRUCTION STANDARDS

SEC. 66.0753 MEASURING SIGNS

1 construction, alteration, or repair is suffi-
2 ciently described in the application for the
3 permit.
4 (m) The sign permit fee shall be established
5 annually by the Village.

6 Sec. 66.0751 Construction Standards

7 (a) Sign Materials.
8 Signs should be constructed predominantly
9 of natural materials, such as rough cedar,
10 pine or other types of wood. Stained glass
11 may also be used. Manufactured materials
12 that give the appearance of natural materi-
13 als are also permitted. Signs with relief are
14 encouraged. Supporting members or brac-
15 es of all signs shall be constructed of ap-
16 proved materials.

17 (b) Covering Architectural Details.
18 Signs shall not cover architectural details
19 such as, but not limited to arches, sills,
20 moldings, cornices and transom windows.
21 It may be required that existing signboards
22 or sign bands be used for placement of
23 signs.

24 (c) Construction Standards.
25 The applicant shall be responsible for ob-
26 taining the necessary permits to comply
27 with Village and State building, electric
28 and WisDOT codes.

29 (d) Protection of the public.
30 The temporary occupancy of a sidewalk or
31 street or other public property during con-
32 struction, removal, repair, alteration or
33 maintenance of a sign is permitted provid-
34 ed the space occupied is roped off, fenced
35 off or otherwise isolated. The Zoning Ad-
36 ministrator shall be notified at least 24
37 hours in advance of such proposed ob-
38 struction.
39

40 (e) Sign Location Affecting Egress
41 No signs or any part thereof or sign an-
42 chors, braces, or guide rods shall be at-
43 tached, fastened, or anchored to any fire
44 escape, fire ladder, or standpipe and no
45 such sign or any part of any such sign or
46 any anchor, brace or guide rod shall be
47 erected, put up, or maintained so as to
48 hinder or prevent ingress or egress through
49 such door, doorway, or window or so as to
50 hinder or prevent the raising or placing of
51 ladders against such building by the Fire
52 Department, as necessity may require.

53 Sec. 66.0752 Color and Lighting

54 (a) Colors that are of the Neon or Fluorescent
55 families may not be used as they do not
56 promote the historic preservation of the
57 Village.

58 (b) Signs shall not resemble, imitate or approx-
59 imate the shape, size, form or color of traf-
60 fic signs, signals or devices. Signs may be
61 illuminated, but non-flashing.

62 (c) Signs in residential districts shall not be il-
63 luminated.

64 (d) No sign shall be illuminated except as fol-
65 lows:

66 (1) Natural illumination or background
67 illumination from street lighting or
68 parking lot lighting.

69 (2) Shielded spotlights designed to fo-
70 cus the light only on the sign.

71 (3) The maximum permitted illumina-
72 tion on the face shall not exceed
73 five foot-candles.

74 (e) Searchlights may not be used in the Village
75 without a permit. The Plan Commission
76 may permit the temporary use of a search-
77 light for advertising purposes in business
78 districts, provided that the searchlight will
79 not be located in any public right-of-way,
80 will not be located closer than twenty feet
81 to an adjacent property, and will not cause
82 a hazard to traffic or adjoining properties.
83 Searchlight permits shall not be granted for
84 a period of more than five days in any six-
85 month period. If, however, representatives
86 of federal, state or local government agen-
87 cies wish to operate a searchlight in the
88 Village for official business, no permit will
89 be required.

90 Sec. 66.0753 Measuring Signs

91 (a) Area of Sign.
92 Measurement of sign area shall be calcu-
93 lated as the sum of the area within the
94 smallest regular rectangle that will encom-
95 pass all elements of the actual sign face,
96 including any writing, logos, representa-
97 tions, emblems, or any figures or similar
98 characters, together with any material
99 forming an integral part of the display or
100 forming the backing surface or background
101 on which the message or symbols are dis-
102 played.

103 (b) Wall Sign.
104 For a sign painted on or applied to a build-
105 ing or to a freestanding wall, the area shall
106 be considered to include all lettering,
107 wording, and accompanying designs or

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0754 MAINTENANCE OF SIGNS

SEC. 66.0770 PROHIBITED SIGNS

1 symbols, together with any background of 57
 2 a different color than the natural color, or 58
 3 finish material of the building or architec- 59
 4 tural wall. The architectural wall shall be 60
 5 subject to Plan Commission approval of 61
 6 the site and landscaping plan. The main 62
 7 supporting sign structure (i.e., brackets, 63
 8 posts, foundation, etc.) shall not be includ- 64
 9 ed in the area measurement. 65
 10 (c) Letter Signs. 66
 11 The gross surface area of a skeleton letter 67
 12 wall sign consisting of individual letters 68
 13 and/or symbols shall be determined by 69
 14 calculating the horizontal length of the 70
 15 combined areas of the smallest rectangles, 71
 16 which encompass each word, letter, figure 72
 17 and emblem on the sign by the vertical 73
 18 height of the outside dimensions of the 74
 19 whole sign. 75
 20 (d) Two-sided Sign. 76
 21 When a sign has two or more faces, the ar- 77
 22 ea of all faces shall be included in deter- 78
 23 mining the area, except that where two 79
 24 faces are placed back to back and the an- 80
 25 gle between the faces measures 45 degrees 81
 26 or less, the total sign area shall be comput- 82
 27 ed by measuring the square footage of a 83
 28 single face. When the angle between sign 84
 29 faces measures greater than 45 degrees, the 85
 30 total sign area shall be computed by add- 86
 31 ing the square footage of each face. 87
 32 (e) Sign height. 88
 33 Maximum or minimum sign height shall be 89
 34 measured from the ground surface adjacent 90
 35 to the center of the bottom of the structure 91
 36 supporting the sign to the top of the sign 92
 37 surface being regulated. 93
 38 (f) Length of Lineal Building Front Foot. 94
 39 The length of the front wall of the building 95
 40 adjacent and parallel or closely parallel to 96
 41 any abutting street or public right-of-way. If 97
 42 the building is located on a corner lot then 98
 43 the side of the building used for addressing 99
 44 purposes shall be deemed the front of the 100
 45 building. If the front of the building is une- 101
 46 ven then that portion of the building that is 102
 47 adjacent and parallel to the abutting street 103
 48 that is within 25 feet of the primary front 104
 49 wall shall be included in the total length of 105
 50 the lineal building front foot. 106

51 **Sec. 66.0754 Maintenance of Signs**

52 (a) Maintenance and repair. 107
 53 Every sign, including, but not limited to 108
 54 those signs for which permits are required, 109
 55 shall be maintained in safe, presentable, 110
 56 and good structural condition at all times, 111
 112

including replacement of defective parts, 57
 painting (except when a weathered or nat- 58
 ural surface is intended), repainting, clean- 59
 ing, and other acts required for the mainte- 60
 nance of such sign. 61
 62 (b) Compliance standards.
 The Zoning Administrator shall require 63
 compliance with all standards of this sec- 64
 tion. If the sign is not modified to comply 65
 with the standards outlined in this section, 66
 the Zoning Administrator shall require its 67
 removal in accordance with subsection (d) 68
 of this section. 69
 70 (c) Abandoned signs.
 All signs or messages shall be removed by 71
 the owner or lessee of the premises upon 72
 which an on-premise sign is located when 73
 the business it advertises is no longer con- 74
 ducted or, for an off-premise sign, when 75
 the lease payment and rental income are 76
 no longer provided, unless there is evi- 77
 dence that the owner or agent is marketing 78
 the property for sale or lease. If the owner 79
 or lessee fails to remove the sign, the Zon- 80
 ing Administrator shall give the owner 81
 30 days written notice to remove such sign. 82
 Upon failure of the owner or lessee to 83
 comply with this notice, the Village may 84
 cause the sign to be removed and all costs 85
 of such removal shall be collected as a 86
 special assessment on the next succeeding 87
 tax roll. 88
 89 (d) Deteriorated or dilapidated signs.
 The Zoning Administrator shall give the 90
 owner or lessee of any premises on which 91
 a deteriorated or dilapidated sign is locat- 92
 ed, 60 days written notice to repair any de- 93
 teriorated or dilapidated signs and remove 94
 such condition, without enlarging or struc- 95
 turally altering such signs. 96
 (1) If it is determined that such deterio- 97
 rated or dilapidated signs cannot be 98
 repaired without structurally altering or 99
 changing the sign, then the own- 100
 er or lessee of such sign shall obtain 101
 a permit from the Zoning Adminis- 102
 trator for such changes or altera- 103
 tions. 104
 (2) Upon failure of the owner or lessee 105
 to comply with the notice set forth 106
 in subsection (c) of this section, or 107
 in the event of the failure of the 108
 owner or lessee to obtain a permit 109
 as set forth in section 66.0750, [See 110
 page 113] the Village may cause the 111
 sign to be removed and all costs of 112

1 such removal shall be collected as a
 2 special assessment on the next suc-
 3 ceeding tax roll.

4 **Sec. 66.0770 Prohibited Signs**

5 The following signs are prohibited in all districts:

- 6 (a) Abandoned signs.
 7 Any sign advertising or identifying a busi-
 8 ness or organization, which is either def-
 9 funct or no longer located on the premises.
 10 Exceptions are granted to landmark signs,
 11 which may be preserved and maintained
 12 even if they no longer pertain to the pre-
 13 sent use of the premises.
- 14 (b) Flashing, alternating, rotating or swinging
 15 signs or devices, whether illuminated or
 16 not, visible from the right-of-way.
- 17 (c) Floodlighted or reflection illuminated signs
 18 of which the light source is positioned so
 19 that its light sources is visible from a public
 20 right-of-way by the vehicular traffic or
 21 which the light source is visible from ad-
 22 joining property.
- 23 (d) Internally illuminated signs, neon and back
 24 lighted signs other than OPEN signs.
- 25 (e) Flashing signs, signs with an intermittent or
 26 flashing light source, signs containing mov-
 27 ing parts, and signs containing reflective
 28 elements, which sparkle or twinkle in the
 29 sunlight.
- 30 (f) Electronic message centers, variable mes-
 31 sage signs that utilize computer generated
 32 messages or some other electronic means
 33 of changing copy, including displays using
 34 incandescent lamps, LED's, LCD's or a
 35 flipper matrix, unless located on P-1 zoned
 36 properties.
- 37 (g) Unclassified signs:
 - 38 (1) That is a hazard or dangerous dis-
 39 traction to vehicular traffic or a nui-
 40 sance to adjoining residential prop-
 41 erty.
 - 42 (2) No sign shall resemble, imitate or
 43 approximate the shape, size, form
 44 or color of a traffic sign, signal or
 45 device.
 - 46 (3) No sign shall be located to interfere
 47 with the visibility or effectiveness of
 48 any official traffic sign or signal or
 49 with driver vision at the access
 50 point of any intersection.
 - 51 (4) No sign shall be erected, relocated
 52 or maintained to prevent free in-
 53 gress or egress from any door, win-
 54 dower or fire escape, and no sign

- 55 shall be attached to a standpipe, fire
 56 escape or utility pole.
- 57 (5) No sign shall contain, include or be
 58 illuminated by flashing light or by
 59 any light directed toward a neigh-
 60 boring residence, roads or high-
 61 ways.
- 62 (6) No sign shall contain, include or be
 63 composed of any conspicuous ani-
 64 mated part.
- 65 (7) No sign shall be painted on rocks.
- 66 (h) Inflatable advertising devices or signs.
- 67 (i) Murals shall be a conditional use and shall
 68 be reviewed and approved by the Plan
 69 Commission for location, size and material
 70 only without regard to artistic content.
- 71 (j) Billboard signs larger than the maximum
 72 permitted square footage per face.
- 73 (k) Signs taller than eight feet in height.
- 74 (l) A "V" sign shall be prohibited unless the
 75 backs of both signs display no letters or
 76 symbols and are landscaped to screen their
 77 backsides.
- 78 (m) Reflective lights.
- 79 (n) Mobile signs unless permitted as a tempo-
 80 rary use.
- 81 (o) No sign shall be located, erected, moved,
 82 reconstructed, extended, enlarged, con-
 83 verted or structurally altered in the Wet-
 84 land W-1 district.

85 **Sec. 66.0780 Legal Non-conforming Signs**

- 86 (a) Notification of non-conformance.
 87 Upon determination that a sign is non-
 88 conforming, the sign administrator shall
 89 use reasonable efforts to so notify, in writ-
 90 ing, the user or owner of the property on
 91 which the sign is located of the following:
 92 (1) The sign's non-conformity.
 93 (2) Whether the sign is eligible for
 94 characterization as a legal non-
 95 conforming sign or is unlawful.
- 96 (b) Signs eligible for characterization as legal
 97 non-conforming.
 98 Any sign located within the Village limits
 99 or located in an area annexed to the Vil-
 100 lage hereafter, which does not conform to
 101 the provisions of this chapter, is eligible for
 102 characterization as a legal non-conforming
 103 sign and is permitted, providing it also
 104 meets the following requirements:
 105 (1) The sign was covered by a sign
 106 permit prior to the date of adoption
 107 of the prior zoning ordinance, this
 108 ordinance or amendment.
 109 (2) If no permit was required by the Vil-
 110 lage at the time, the sign was erect-
 111

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0790 HISTORIC SIGNS

SEC. 66.0791 COMPLIANCE

1 ed, and the sign was not changed or
2 altered after the effective date of this
3 ordinance or a prior zoning ordi-
4 nance in a manner that under this
5 chapter would have caused a loss of
6 non-conforming status.

7 (3) An existing sign located closer than
8 ten feet to the street right-of-way in
9 the B-3 district shall not be deemed
10 non-conforming solely on that basis.

11 (c) Loss of legal non-conforming status.
12 A sign loses its legal non-conforming status
13 when any one of the following occurs:

14 (1) The sign is structurally altered in
15 any way, except for normal mainte-
16 nance or repair, which tends to or
17 makes the sign less in compliance
18 with the requirements of this section
19 then it was before alteration.

20 (2) The sign is damaged to such an ex-
21 tent that the cost to repair or recon-
22 struct such sign exceeds 50 percent
23 of the assessed value of the sign.

24 (3) The design, logo or wording of the
25 sign is altered.

26 (4) The replacement of a non-
27 conforming sign with an identical
28 sign may be allowed, subject to ob-
29 taining a permit. The new sign must
30 utilize permitted materials.

31 (d) Legal non-conforming sign maintenance
32 and repair.

33 Nothing in this section shall relieve the
34 owner or user of a legal non-conforming
35 sign, or the owner of the property in which
36 the sign is located, from the provisions of
37 this section regarding safety, maintenance
38 and repair of the sign. All work, including
39 repainting, requires a permit.

40 **Sec. 66.0790 Historic Signs**

41 (a) Signs of historic significance which make a
42 contribution to the cultural, or historic
43 quality of the Village because of their
44 unique construction materials or unique
45 design, unusual age, prominent location
46 within the Village, or unique craftsmanship
47 from another period of time may be ex-
48 empted from any or all size, height, anima-
49 tion, lighting, or setback requirements of
50 the section, when the Plan Commission
51 finds the following conditions exist:

52 (1) The sign is of exemplary technolo-
53 gy, craftsmanship, or design of the
54 period in which it was constructed;
55 uses historic sign materials (wood,
56 metal, or paint applied directly to a

57 building) and means of illumination
58 (neon or incandescent fixtures); and
59 is not significantly altered from its
60 historic period. If the sign has been
61 altered, it must be restored to its his-
62 toric function and appearance.

63 (2) The sign is integrated into the archi-
64 tecture of a period building.

65 (3) A sign not meeting the criteria listed
66 above may be considered if it
67 demonstrates extraordinary aesthet-
68 ic quality, creativity or innovation in
69 design.

70 (b) Historic signs are exempt from the re-
71 quirements of section 66.0780 "Legal Non-
72 conforming Signs." [See page 116]

73 **Sec. 66.0791 Compliance**

74 Except as otherwise authorized, no sign visible
75 from a state or county road, from any Village
76 street, from a private street, from a public parking
77 lot, from a private parking lot, from the water or
78 from any adjacent property shall be located,
79 erected, moved, repainted with different colors,
80 reconstructed, extended, enlarged or structurally
81 altered, including the placement of various com-
82 ponents of the sign, until a permit has been re-
83 viewed and approved by the Plan Commission or
84 designated representative and a permit has been
85 issued to the property owner or building occupant
86 by the Zoning Administrator. Signs located on a
87 property or location with multiple buildings or
88 businesses under common or separate ownership
89 shall not be exempt from the requirements of this
90 Code. Additions to and alterations of existing
91 signs and support structures require a new permit.

92 Note: This entire section was revised by Ordi-
93 nance 185-041211.

94
95

VILLAGE OF SISTER BAY ZONING CODE

17

SEC. 66.0791 COMPLIANCE

SEC. 66.0791 COMPLIANCE

1



Plan Commission Public Notice

The Sister Bay Plan Commission will hold a public hearing at the Sister Bay Fire Station, 2258 Mill Rd, Door County, Wisconsin on **Tuesday, August 23, 2016 at 5:30 P.M.** or shortly thereafter, for the purpose of considering rezoning parcel 181-00-08312833F, commonly known as 2454 Flint Ridge Rd. and associated amendments to the Zoning Map. Sections of the Zoning Map to be considered include a rezoning from CS-1 to R-3 zoning designations of the subject property.

The purpose of this public hearing is to obtain comments and input from the public on the proposed Map amendments.

A copy of the proposed amendments and the current Zoning Code are available for inspection. The Zoning Code and Zoning Map for the Village are also on file at the Zoning Administrator's office and may be viewed at 2383 Maple Drive weekdays between 10:00 a.m. and 4:00p.m.

Written testimony, including email, will be accepted at the Sister Bay Administration Building, 2383 Maple Drive, Sister Bay, WI 54234, (FAX 920-854-9637) until 3:00 P.M. on the day of the meeting. Letters will be available for public inspection during normal business hours, until the close of business on the day of the hearing. Letters will be entered into the record; and a summary of all letters will be presented at the meeting, but individual letters may not be read. Anonymous correspondence will not be accepted.

All application materials for Regular Zoning Permits, Conditional Use Permits and zoning amendment petitions may be viewed at the Sister Bay Administration Building, 2383 Maple Drive, Sister Bay, WI from 10:00am. -4:00p.m.

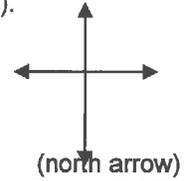
By order of the Plan Commission of the Village of Sister Bay.

Zeke Jackson
Zoning Administrator
zeke.jackson@sisterbaywi.gov

SITE PLAN

INSTRUCTIONS

- ➔ INDICATE north on the arrow.
- ➔ SKETCH the location of the proposed parent parcel and all proposed parcels (include dimensions).
- ➔ LABEL all abutting roads, highways, lakes, streams or wetlands.



Width _____

Rear property line OR Edge of water

See Attached Map. Proposed new structure will be in approximately the same location as present house. That area is boxed in black marker on the map.

▲ Right-of-Way Line of Road/Highway ▲

Width _____

▼ Center(line) of Road/Highway ▼

Name Of Road/Highway

Map

Printed 07/14/2016 courtesy of Door County Land Information Office

... from the Web Map of ...
(<http://www.co.door.wi.gov>)



Door County, Wisconsin
... for all seasons!



Door County can not and does not make any representation regarding the accuracy or completeness, or the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

APPROVALS

▼ AREA BELOW THIS LINE FOR OFFICE USE ONLY ▼

PLAN COMMISSION ACTION

Date Of Decision _____ Decision _____

Zoning District _____	ZONING ADMINISTRATOR
Overlay District _____	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED Date _____

▼ AREA BELOW THIS LINE FOR OFFICE USE ONLY ▼

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

07/15/2016

Mr. Zeke Jackson and Members of the Sister Bay Zoning and Planning Commission,

We are petitioning for a zoning change of our property at 2454 Flint Ridge Rd, a 12.56 Acre parcel, SW ¼ SW1/4 SEC. 8-31-28 SE OF HWY 57 (Parcel # 181-00-08312833F R). We have owned and maintained this property since October 1992 with the original plan of eventually making it our retirement destination. It is currently zoned B-1, and we are asking that it be changed to R-3.

If this request is granted we will replace our present home with an updated more energy efficient year round home which the B-1 zoning prevents us from doing. For estate planning purposes we would like to leave the property to our 2 children and the R-3 zone classification would give them the option of each having their own house on a 6+ Acre parcel. It is our and their intent to preserve the rural aspect of the property.

Thank you for your consideration,



Ronald and Barbara Sense