



SPECIAL PLAN COMMISSION MEETING AGENDA

Thursday, September 1, 2016 at 5:30 P.M.
Fire Station, 2258 Mill Rd. 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 Architectural Plans for the Stony Ridge Development; consider a motion to approve or amend presented plans (plans are to large format to include in the digital packet. Paper copies are available at the Village Offices for Plan Commission members to pick up; one copy is available for the public to inspect)
2. Discussion on a recommendation from the Parks Committee to reconsider the "Goat Finial" option for the Village's Wayfinding Signage Project; Consider a motion to confirm the Parks Committee Recommendation and forward to the Village Board for final approval.
3. Discussion on an amendment to the Preliminary Plat for the Sister Bay Market Place PUD (Braun Site); Consider an appropriate motion for action.
4. Discussion on a preliminary architectural and site plan for Jaco Management for lot 8 of the Braun Development; Consider a motion to take appropriate action.
5. Report by the Zoning Administrator regarding development activities, various enforcement actions, and issuance of Sign and Zoning Permits.
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 • R-3 zoning would allow for the construction of a new home and the
2 desired land division.
3
- 4 • CS-1 zoning would allow the Senses to build a new home, but they
5 would have to retain a minimum of 10 acres of land, which would not
6 accommodate their desire to gift property to two of their children.
7
- 8 • One option would be creation of a text amendment which allows single
9 family homes in the B-1 District. The Village did enact a restriction on
10 future construction of single family homes in the B-1 District, in part
11 because of changes in banking regulations which occurred as a result of
12 the Great Recession.
13
- 14 • Another option would be for the Senses to see that a CSM is prepared
15 for their property and request that a minimum of five acres of it be re-
16 zoned to R-3.
17

18 Recently a neighbor of the Senses, Terry Wurster, the owner of Dovetrail Trading, voiced
19 some concerns about the possibility of eliminating the business corridor along STH 57, which
20 could occur at some point in time if re-zoning does occur. He also voiced concerns that land
21 values in the area could be reduced.
22

23 Basically the following options are available to the Plan Commission with respect to the
24 Sense's request:
25

- 26 1. The Commission members could grant the request and re-zone the property
27 in question to R-3. (This option would accommodate the Senses, but not
28 necessarily address any of the concerns which have been raised by Mr.
29 Wurster.)
30
- 31 2. The Commission members could recommend that a text amendment be
32 drafted which allows single family homes in the B-1 District.
33
- 34 3. The Senses could see that a CSM is created for their property and
35 simultaneously request that a minimum of five acres of it be re-zoned to R-
36 3. In a phone conversation with Mr. Sense on Monday, he indicated that
37 after discussing the issue with his neighbors, he actually prefers this option.
38 Staff concurs with Mr. Sense, and is recommending that after tonight's
39 public hearing has been conducted this item be tabled until such time as
40 Mr. Sense can produce a CSM which is suitable to himself and the Village
41 for Plan Commission consideration.
42

43 Lienau noted that a letter which had been signed by Terry and Linda Wurster, David
44 Peterson, Rodney and Paula Hedeem, Scott Barnes, Fred Johnson, and Carri Franke was
45 provided to the Plan Commission members prior to this meeting and read that letter aloud.
46 In that letter the previously mentioned individuals urge the Plan Commission to either
47 recommend that a text amendment which allows residential construction in the B-1 District

1 be approved, or, if that will not be possible, that a text amendment which allows for
2 replacement of an existing residence on parcels in the B-1 District be approved.

3
4 Ron Sense noted that he did send an informational letter out to all his neighbors regarding
5 the previously mentioned request as he didn't want any of them to question his intentions.
6 At the time that he and his wife bought their property it was not zoned B-1, and he was not
7 aware that it had been rezoned until just recently. They always intended to upgrade the
8 home which is on their property, and would like to gift some of the property to two of their
9 children.

10
11 Terry Wurster stated that he owns Dovetail Trading, which is located at 10282 STH 57, and
12 has no objections to the Senses upgrading the home which is on their property, but is
13 concerned that the business corridor will be eliminated if the Sense's rezoning request is
14 granted. He and his wife would prefer to not see the zoning designation in the area in
15 question change at all, and, instead, believe that an applicable Zoning Code text amendment
16 should be made.

17
18 Laury Windsor, who owns property at 10321 Country Lane, stated that she doesn't have any
19 objections to the Sense's request and believes they should be accommodated. She also asked
20 how the Sense's property got rezoned in the first place, and voiced concerns about the fact
21 that the Senses were not aware that the rezoning had occurred. Lienau explained that the
22 property was rezoned several years ago in accord with the Village's Comprehensive Plan,
23 and at that time a public hearing was conducted.

24
25 *At 5:49 P.M. Lienau asked if anyone else wished to comment regarding the Sense's request, and when*
26 *no one responded he declared that the public hearing was officially closed.*

27
28 *A motion was made by Lienau, seconded by Solomon that Agenda Item No. 2 - Consider a motion to*
29 *hold a Public Hearing on a request by Ronald Sense to rezone Parcel No. 181-00-083122833F, which*
30 *has been assigned an address of 2455 Flint Ridge Road; Discussion regarding the proposed rezoning*
31 *request; Consider a motion to approve or deny said request; shall be tabled until a future meeting of*
32 *the Plan Commission. Motion carried - All ayes.*

33
34 **Item No. 1. Consider a motion to hold a Public Hearing on the proposed redraft of**
35 **§66.0700 of the Village of Sister Bay Sign Code; Discussion on the proposed redraft of the**
36 **Sister Bay Sign Code; Consider a motion to recommend adoption by the Village Board:**

37 The U.S. Supreme Court's Decision regarding the case entitled, "Reed v. Town of Gilbert"
38 struck down a local government's Sign Code as a violation of the freedom of speech
39 guaranteed by the First Amendment. The Sign Code for the Town of Gilbert, AZ prohibited
40 the display of outdoor signs without a permit, but then exempted 23 categories of signs from
41 that requirement. Three categories of exempt signage were relevant to the case: Ideological
42 signs, political signs and temporary directional signs related to a qualifying event. Clyde
43 Reed, the pastor of Good News Community Church, wanted to advertise the time and
44 location of Sunday church services. The church did not own a building in the Town of
45 Gilbert and held services in elementary schools or other locations in or near the Town. The
46 church began placing 15 to 20 signs around town early in the day on Saturdays to announce
47 the time and location of upcoming services and they were removed around midday on
48 Sundays. Eventually Town officials cited the church for violating the Town's Sign Code.

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.

15
 16 *At 5:55 P.M. Lienau called the public hearing on the proposed redraft of §66.0700 of the Village of*
 17 *Sister Bay Sign Code to order and then asked if anyone wished to comment regarding the proposed*
 18 *amendments. No one responded, and, therefore, at 5:57 P.M. he declared that the Public Hearing was*
 19 *officially closed.*

20
 21 *A motion was made by Solomon, seconded by Baker that the Plan Commission recommends that the*
 22 *Village Board approve the proposed amendments to the Village of Sister Bay Sign Code which were*
 23 *reviewed at this meeting as presented. Motion carried – All ayes.*

24
 25 **Report by the Zoning Administrator regarding development activities, various**
 26 **enforcement actions, and issuance of Sign and Zoning Permits:**

27 Since Jackson was not present no Administrator’s Report was given.

28
 29 **Item No. 3. Matters to be placed on a future agenda or referred to a committee, official or**
 30 **employee:**

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

- 33 • *The Sense’s rezoning request.*

34
 35 *Due to scheduling conflicts the special meeting of the Plan Commission has been rescheduled for 5:30*
 36 *P.M. on Thursday, September 1, 2016. At that meeting several site and architectural plans as well as*
 37 *the revised Goat Finial option for the Village’s Wayfinding Signage Project will be reviewed and*
 38 *addressed.*

39
 40 **Adjournment:**

41 *A motion was made by Grutzmacher, seconded by Howard to adjourn the meeting of the Plan*
 42 *Commission at 6:04 P.M. Motion carried – All ayes.*

43
 44 Respectfully submitted,

45 

46 Janal Suppanz, Assistant Administrator



Village of Sister Bay

COMMISSION REPORT

Meeting Date: 09/01/16
Item No.: 1

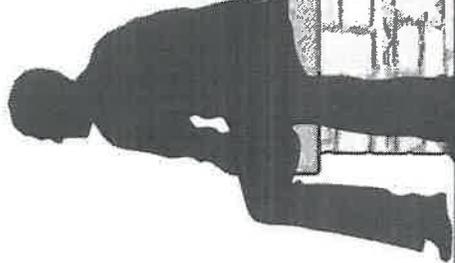
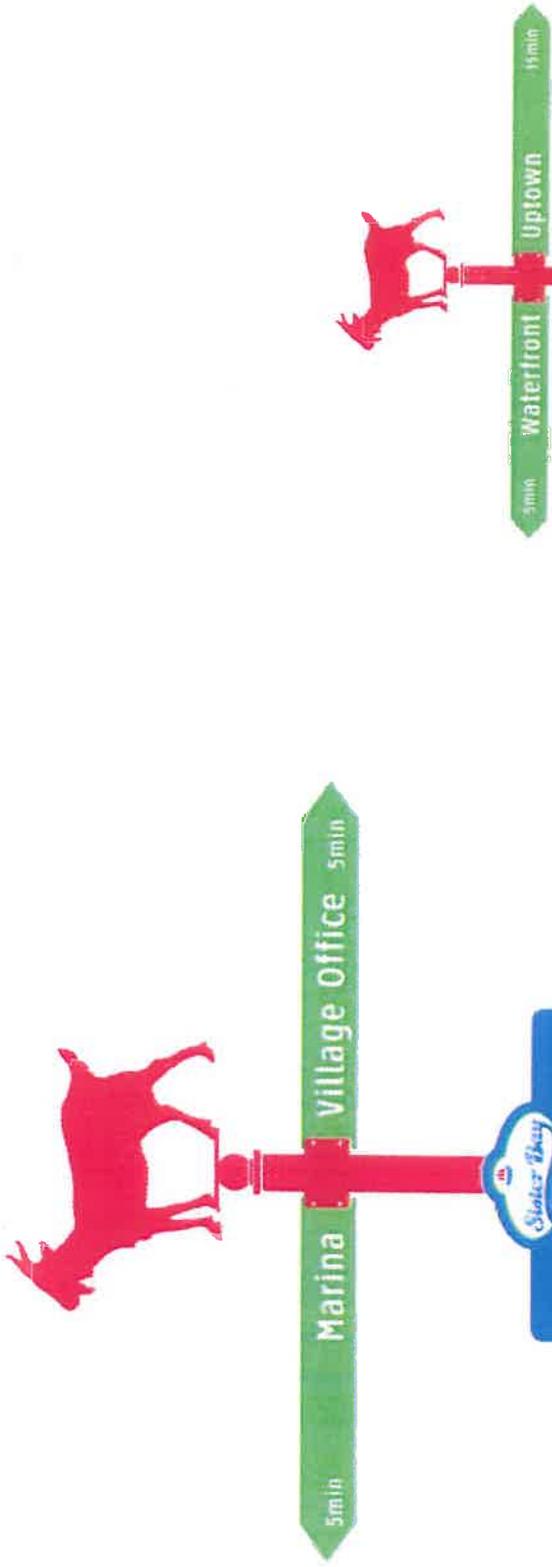
Stony Ridge

Mr. Garot has received necessary site approvals from the Plan Commission to move forward with the Stony Ridge Project. Tonight's meeting is focused on architectural approval. The plans are too large to scan in, and will be brought to the meeting. If you'd like a copy in advance, please stop by the office.

Respectfully submitted,

Zeke Jackson
Village Administrator

SLD

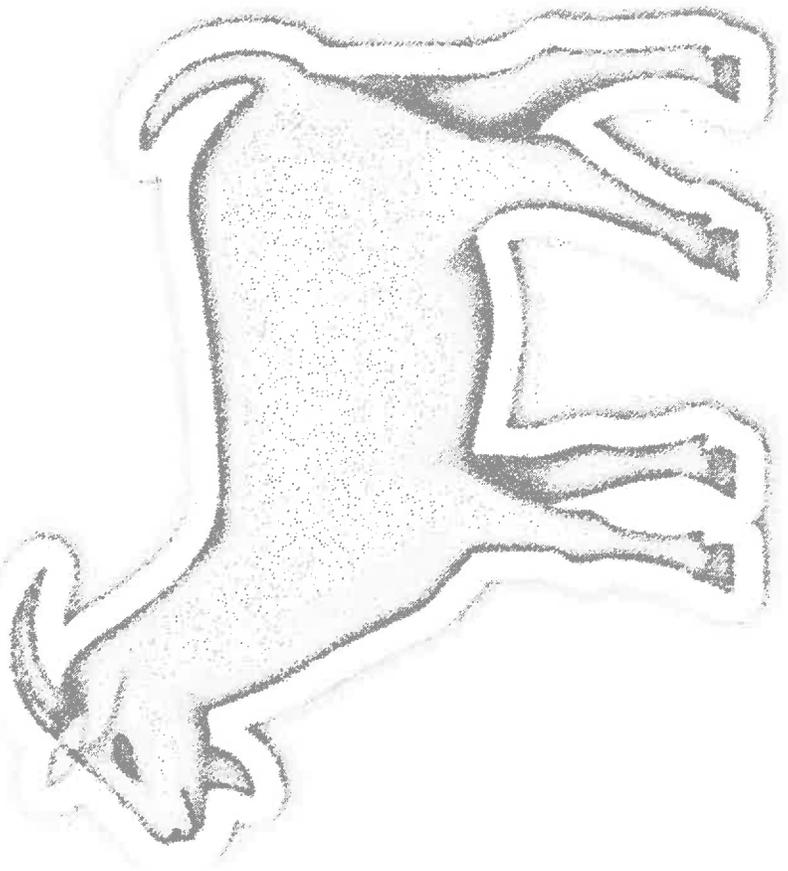


P2-Directional Sign

P1-Informational Kiosk

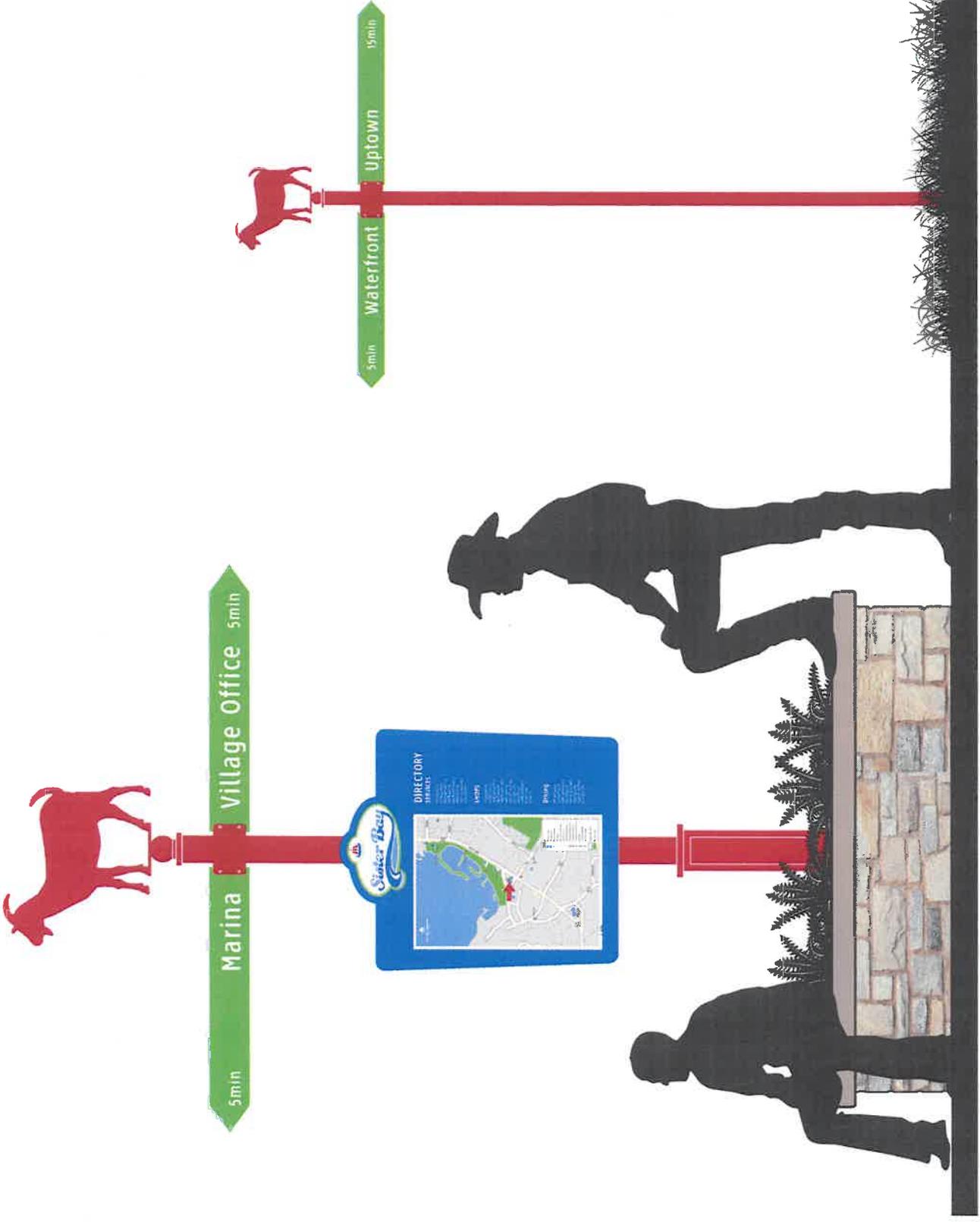
SHARON

IMG_3106.jpg (475x 428)



7/8/2016

NSW



P1-Informational Kiosk

P2-Directional Sign

SISTER BAY MARKET PLACE

PLANNED UNIT DEVELOPMENT

ALL OF LOTS 1 AND 2, VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGE 53, MAP NO. 2950 BEING PART OF LOT 12 AND 13, BLOCK 1, AND PART OF LOT 1, BLOCK 1, ALL BEING LOCATED IN THE VILLAGE OF SISTER BAY ASSESSOR'S PLAT NO. 2, SECTION 5, TOWNSHIP 31 NORTH, RANGE 28 EAST, VILLAGE OF SISTER BAY, DOOR COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE:

VILLAGE OF SISTER BAY, a Village duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Village of Sister Bay caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. VILLAGE OF SISTER BAY does further certify 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
Department of Administration

IN WITNESS WHEREOF, the said VILLAGE OF SISTER BAY has caused these presents to be signed by David W. Lienau, it's Village Board President, at Sister Bay, Wisconsin. In the presence of:

David W. Lienau, Village Board President
VILLAGE OF SISTER BAY

STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this ___ day of _____, 2016.

David W. Lienau of the above named Village of Sister Bay, to me known to be the person who executed the foregoing instrument, and to me known to be such, and acknowledged the same.

Notary Public
Door County, Wisconsin
My commission expires: _____

VILLAGE BOARD RESOLUTION:

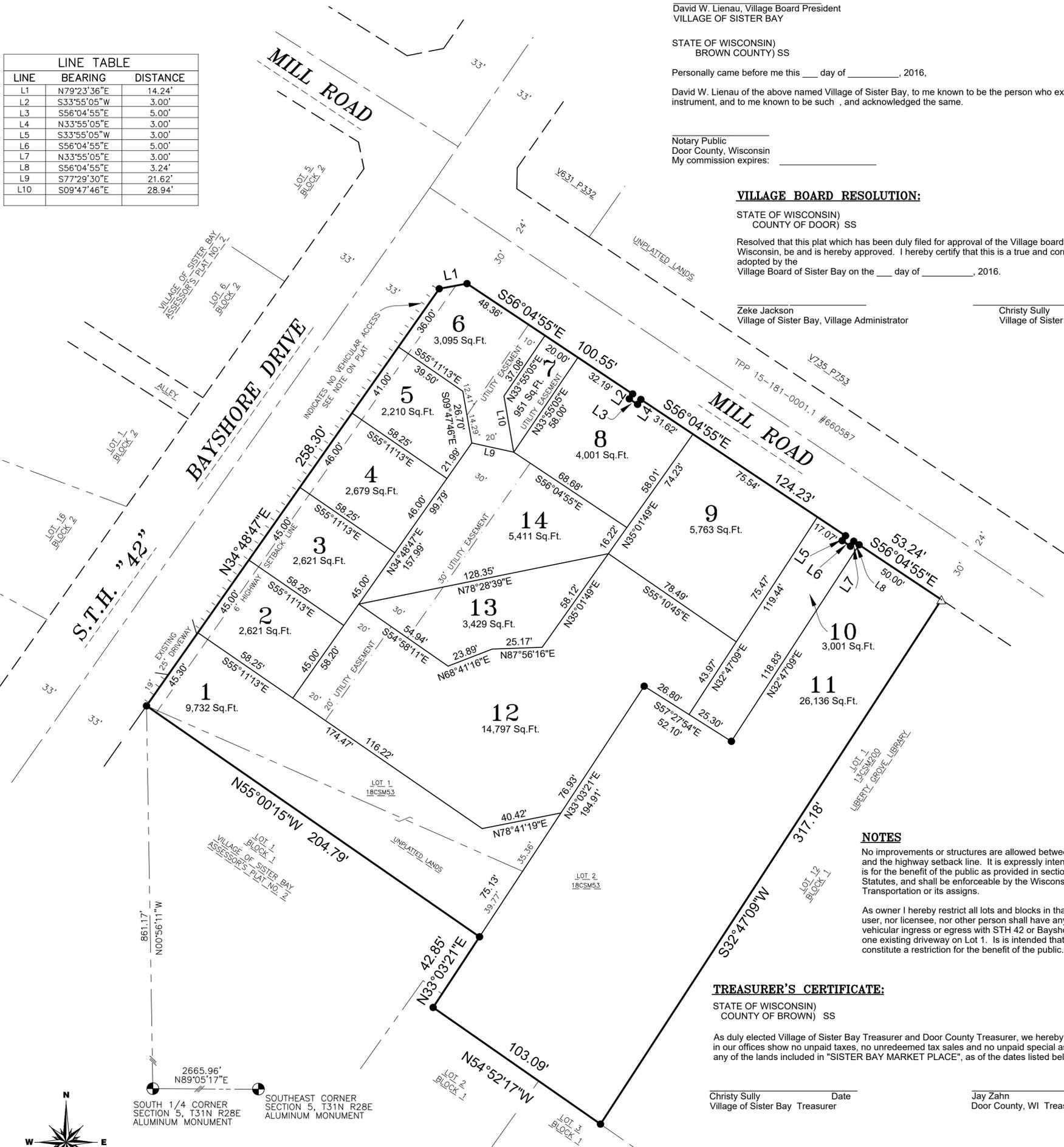
STATE OF WISCONSIN)
COUNTY OF DOOR) SS

Resolved that this plat which has been duly filed for approval of the Village board of Sister Bay, Door County, Wisconsin, be and is hereby approved. I hereby certify that this is a true and correct copy of a resolution adopted by the Village Board of Sister Bay on the ___ day of _____, 2016.

Zeke Jackson
Village of Sister Bay, Village Administrator

Christy Sully
Village of Sister Bay, Village Clerk

LINE	BEARING	DISTANCE
L1	N79°23'36"E	14.24'
L2	S33°55'05"W	3.00'
L3	S56°04'55"E	5.00'
L4	N33°55'05"E	3.00'
L5	S33°55'05"W	3.00'
L6	S56°04'55"E	5.00'
L7	N33°55'05"E	3.00'
L8	S56°04'55"E	3.24'
L9	S77°29'30"E	21.62'
L10	S09°47'46"E	28.94'



NOTES

No improvements or structures are allowed between the right-of-way line and the highway setback line. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns.

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 42 or Bayshore Drive, except for one existing driveway on Lot 1. It is intended that this restriction shall constitute a restriction for the benefit of the public.

TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

As duly elected Village of Sister Bay Treasurer and Door County Treasurer, we hereby certify that the records in our offices show no unpaid taxes, no unredeemed tax sales and no unpaid special assessments affecting any of the lands included in "SISTER BAY MARKET PLACE", as of the dates listed below.

Christy Sully Date
Village of Sister Bay Treasurer

Jay Zahn Date
Door County, WI Treasurer

SURVEYOR'S CERTIFICATE:

I, Dennis E. Reim, Registered Land Surveyor, hereby certify: That I have surveyed, divided and mapped SISTER BAY MARKET PLACE, A Planned Unit Development being all of Lots 1 and 2, Volume 18 of Certified Survey Map, Page 53, Map Number 2950, being part of Lots 12 and 13, Block 1, and part of Lot 1, Block 1, all being located in the Village of Sister Bay Assessor's Plat No. 2, Section 5, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin described as:

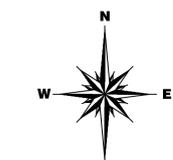
Commencing at the South 1/4 corner of said Section 5; thence N00°56'11"W, 861.17 feet to the southwest corner of said Lot 1, the Point of Beginning; thence N34°48'47"E, 258.30 feet on the westerly line of said Lot 1; thence N79°23'36"E, 14.24 feet on said westerly line to the northerly line of said Lot 1; thence S56°04'55"E, 5.00 feet on said northerly line; thence S33°55'05"W, 3.00 feet on said northerly line; thence S56°04'55"E, 5.00 feet on said northerly line; thence N33°55'05"E, 3.00 feet on said northerly line; thence S56°04'55"E, 5.00 feet on said northerly line; thence S33°55'05"W, 3.00 feet on said northerly line; thence S56°04'55"E, 5.00 feet on said northerly line; thence N33°55'05"E, 3.00 feet on said northerly line; thence S56°04'55"E, 53.24 feet on said northerly line and the northerly line of said Lot 2; thence S32°47'09"W, 317.18 feet on the easterly line of said Lot 2; thence N54°52'17"W, 103.09 feet on the southerly line of said Lot 2; thence N33°03'21"E, 42.85 feet on the westerly line of said Lot 2; thence N55°00'15"W, 204.79 feet to the Point of Beginning. That I have made such survey, land-division and plat by the direction of Zeke Jackson the Village Administrator, for the Village of Sister Bay, owner of said land, containing 86,445 square feet or 1.98 acres of land more or less.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Sister Bay, in surveying, dividing, and mapping the same.

Dated this ___ day of _____, 2016

Dennis E. Reim, Professional Land Surveyor #1590
ROBERT E. LEE & ASSOCIATES, INC.

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"=30'
0' 15' 30' 60'

Bearings are referenced to the south line of the Southeast 1/4 of Section 5, T31N, R28E. Recorded as N89°05'17"E

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

- LEGEND**
- Existing Iron Pipe, 1.25" Outside Dia.
 - ⊙ Recorded County Monument
 - △ Found PK Nail

All other lot and meander line corners marked with a 1.125" outside dia x 24" iron pipe weighing 1.38 lbs/lin. ft.

DRAFTED BY: Dennis Reim
File: R:\0200\0282\0282170\dwg\0282170\FINAL.dwg
Plot Date: Aug 10, 2016 - 12:37pm

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
INTERNET: www.releeinc.com FAX: (920) 662-9141

DEMOLITION NOTES

- EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
- DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL", SEE DETAIL SHEETS.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

UTILITY INFORMATION:

UTILITIES PRESENT:
 --VILLAGE OF SISTER BAY-- SISTER BAY UTILITIES-- --FRONTIER COMMUNICATIONS-- --CHARTER COMMUNICATIONS-- --NET LEC-- AND --WPS--.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:
 DIGGER'S HOTLINE TICKET NUMBER --20161307821 & 20161307818 & DATES 04/03/2016 & 04/03/2016-- , VISIBLE OBSERVATION (--04/05/2016 & 04/08/2016--) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

- DIGGERS HOTLINE = 1-800-242-8511
- | | | | |
|--|---|--|--|
| GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434 | TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
1700 INDUSTRIAL DR.
GREEN BAY, WI 54302

(920) 288-8908 | TELECOMMUNICATIONS:
CHARTER COMMUNICATIONS
3315 S. LINCOLN AV.
TWO RIVERS, WI 54241

(920) 793-2216 | TELECOMMUNICATIONS:
FRONTIER COMMUNICATIONS CORP.
3 HIGH RIDGE PARK
STAMFORD CN 06905

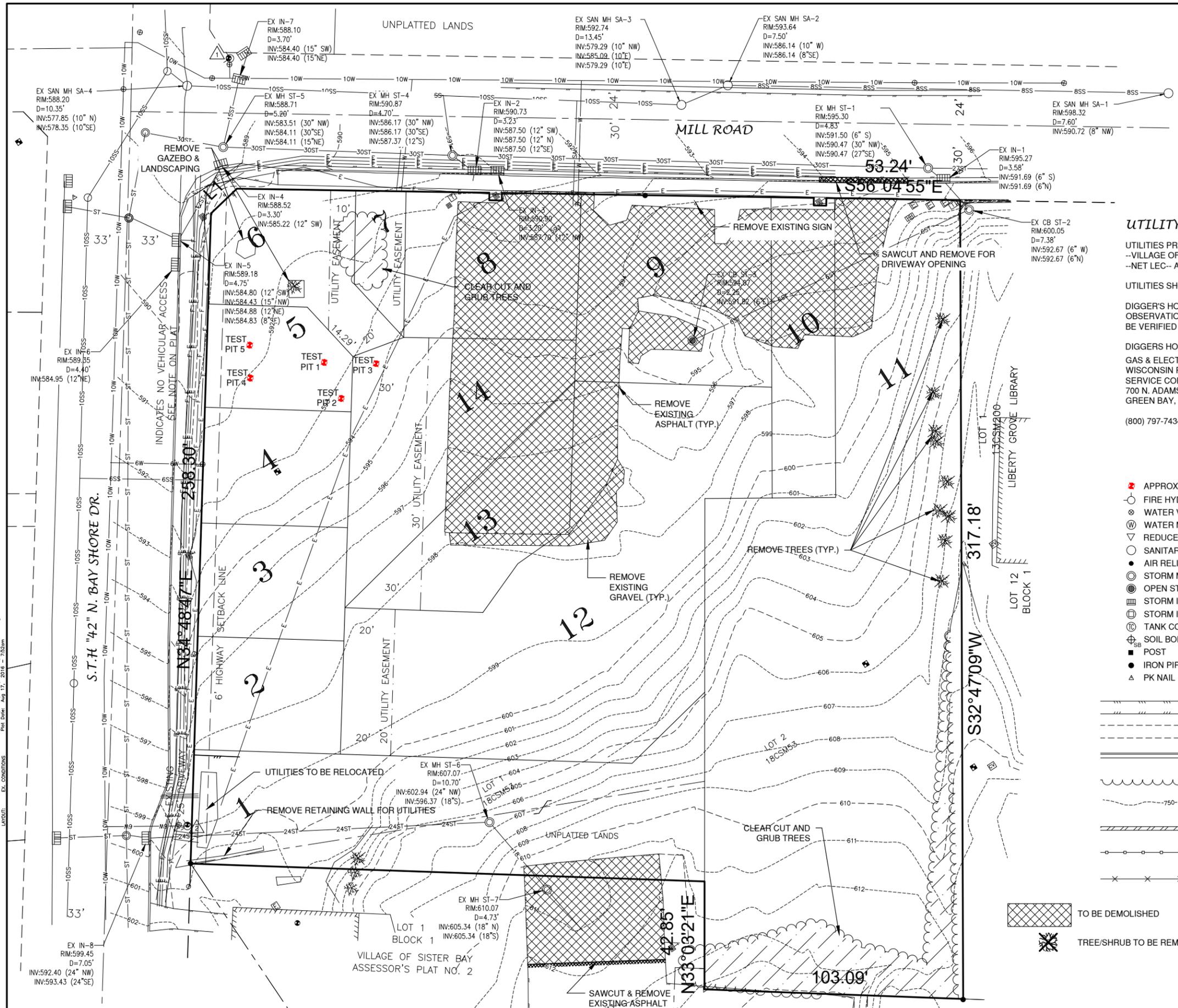
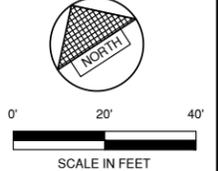
(203) 614-5600 |
|--|---|--|--|
- WATER/SANITARY/STORM SEWER:
 DEPARTMENT OF PUBLIC WORKS
 VILLAGE OF SISTER BAY
 2383 MAPLE DRIVE
 SISTER BAY, WI 54234
 (920) 854-4118

LEGEND

- APPROXIMATE TEST PIT LOCATION
- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- CONCRETE
- WETLANDS
- HANDICAP PARKING
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

- TO BE DEMOLISHED
- TREE/SHRUB TO BE REMOVED

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
1	CROSS ON BOLT ON FIRE HYDRANT	589.88	
2	TAG BOLT ON FIRE HYDRANT	601.00	



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

SISTER BAY PARKING LOT IMPROVEMENTS
 SISTER BAY MARKET PLACE
 VILLAGE OF SISTER BAY
 DOOR COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE: 08/24/2016
 FILE: 282172T
 JOB NO.: 0282172

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
 920-662-9641 www.releinc.com
 Celebrating 60 Years of Excellence

SHEET NO. 2

NOTE
 ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
 TOTAL PARKING SPACES PROVIDED = 64
 HANDICAP ACCESSIBLE PARKING SPACES = 3

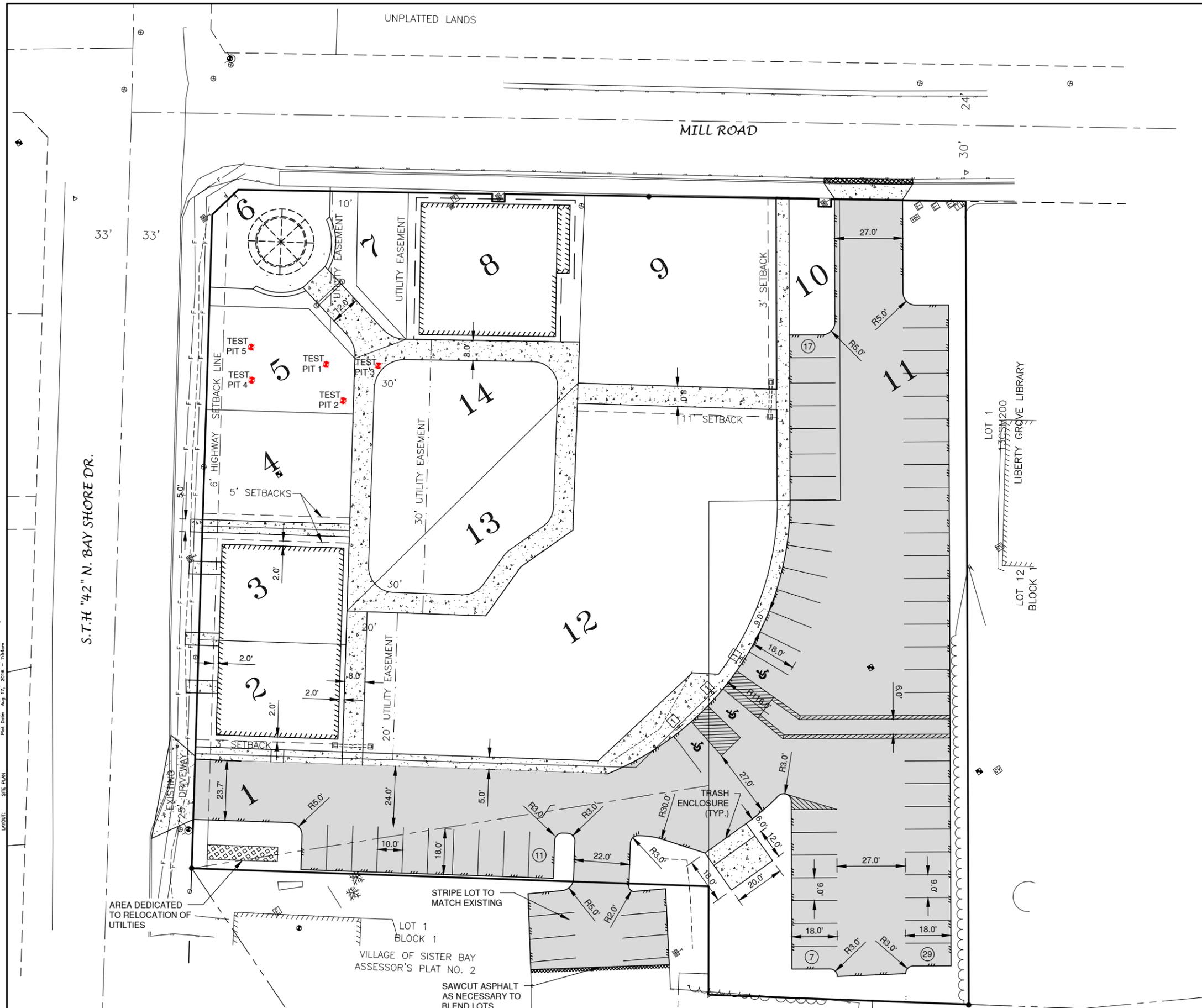
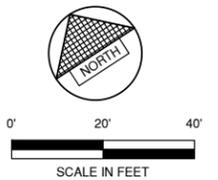
SITE DATA
 TOTAL AREA = 1.98 ACRES, 86,446 S.F.
 BUILDING AREA = X ACRES, XXX S.F. (%)
 SIDEWALK/PARKING LOT AREA = X ACRES, XXX S.F. (%)
 GREEN SPACE = X ACRES, XXX S.F. (%)

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (29,350S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

LOT NUMBER	LOT SQUARE FOOTAGE (S.F.)
1	9,732 S.F.
2	2,621 S.F.
3	2,621 S.F.
4	2,679 S.F.
5	2,210 S.F.
6	3,095 S.F.
7	951 S.F.
8	4,001 S.F.
9	5,763 S.F.
10	3,001 S.F.
11	26,136 S.F.
12	14,797 S.F.
13	3,429 S.F.
14	5,411 S.F.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

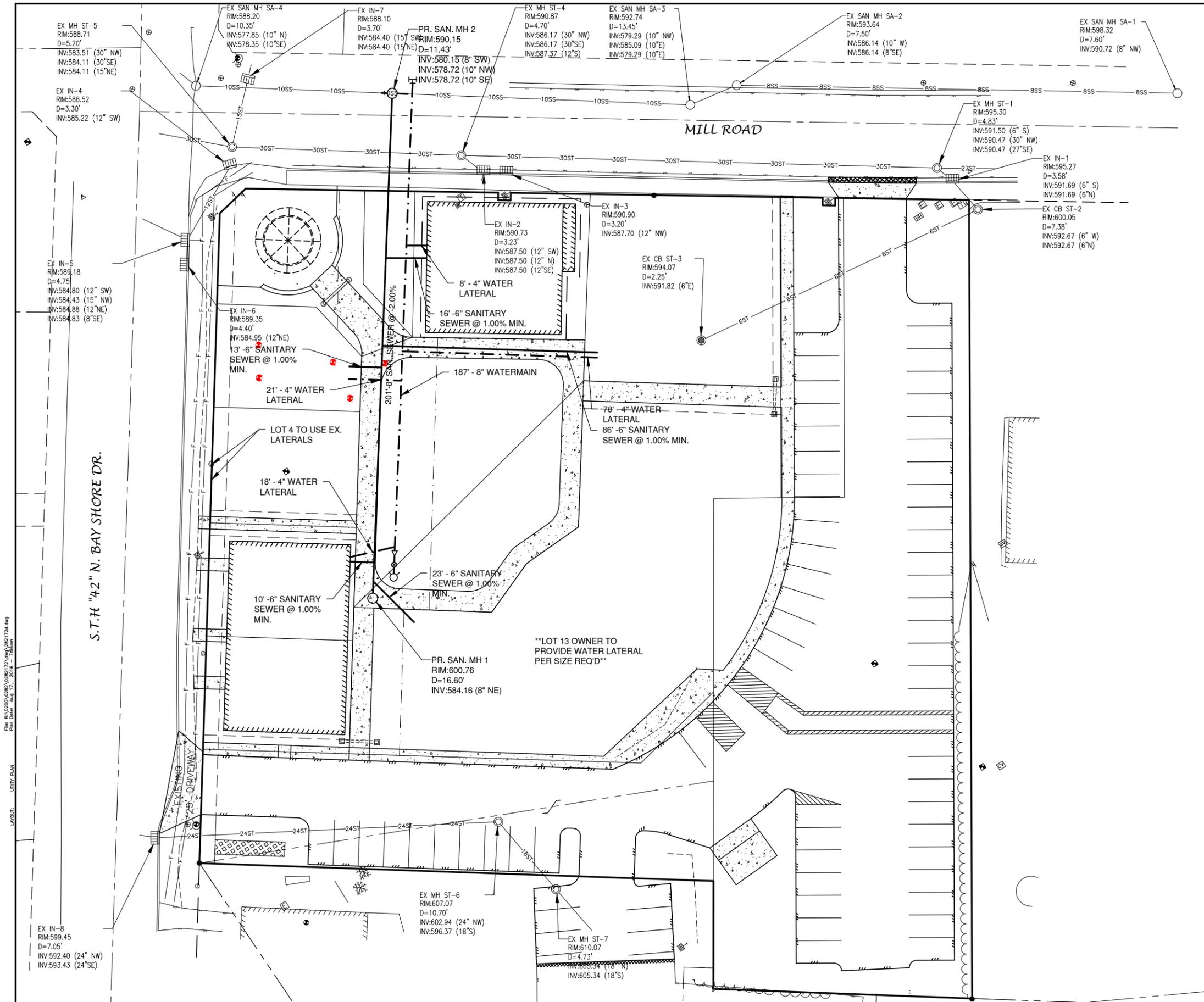
SISTER BAY PARKING LOT IMPROVEMENTS
 SISTER BAY MARKET PLACE
 VILLAGE OF SISTER BAY
 DOOR COUNTY, WISCONSIN

SITE PLAN

DATE: 08/24/2016
 FILE: 282172D
 JOB NO.: 0282172

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com
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SHEET NO. 3



LEGEND

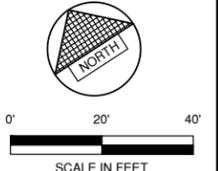
- PROPOSED SANITARY SEWER
- 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED

- FIRE HYDRANT
- ⊗ WATER VALVE/CURB STOP
- ⊗ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- ⊠ LIFT STATION
- ⊠ TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊠ STORM INLET
- ⊙ STORM INLET MANHOLE
- ▨ YARD DRAIN
- STANDPIPE
- ⊠ ROOF DOWNSPOUT

PLUMBING DATA
 DRAINAGE FIXTURE UNITS =
 WATER FIXTURE UNITS =

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



File: R:\000\0282\0282172\Utility_Plan.dwg
 Plot Date: Aug 11, 2016 - 10:50am
 LAYOUT: UTILITY_Plan

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: BLT
 CHECKED: JGS
 DESIGNED: BLT

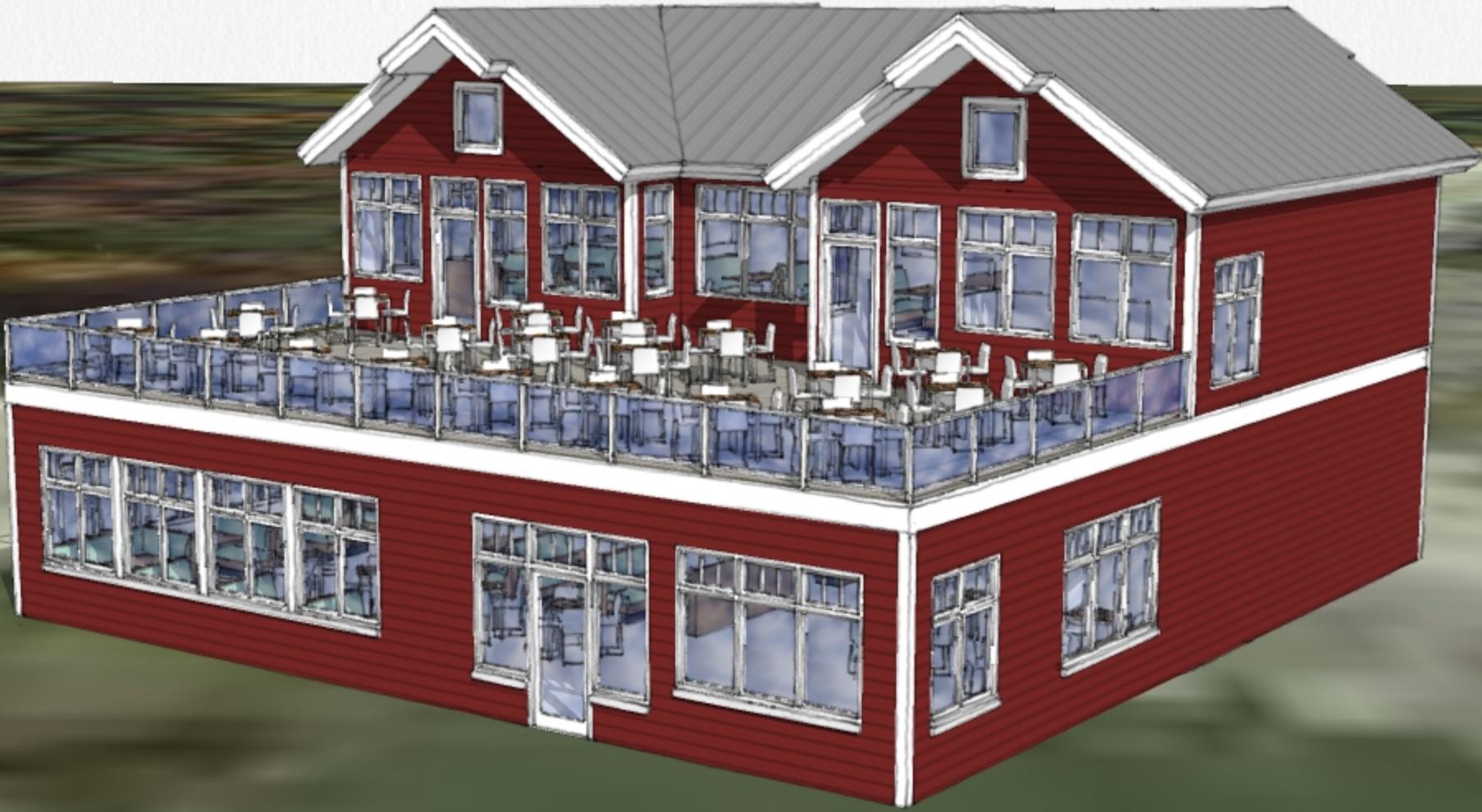
SISTER BAY PARKING LOT IMPROVEMENTS
 SISTER BAY MARKET PLACE
 VILLAGE OF SISTER BAY
 DOOR COUNTY, WISCONSIN

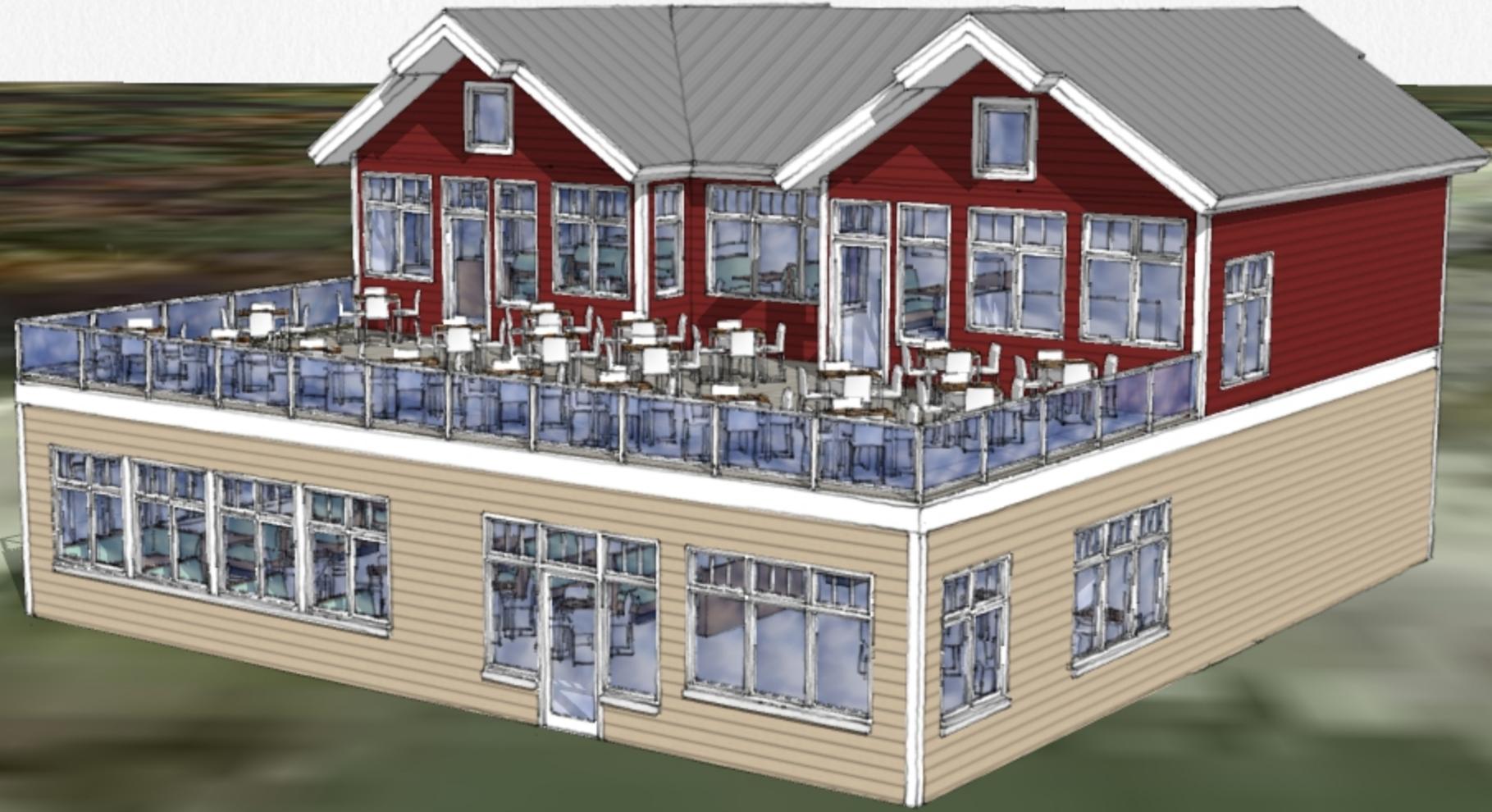
UTILITY PLAN

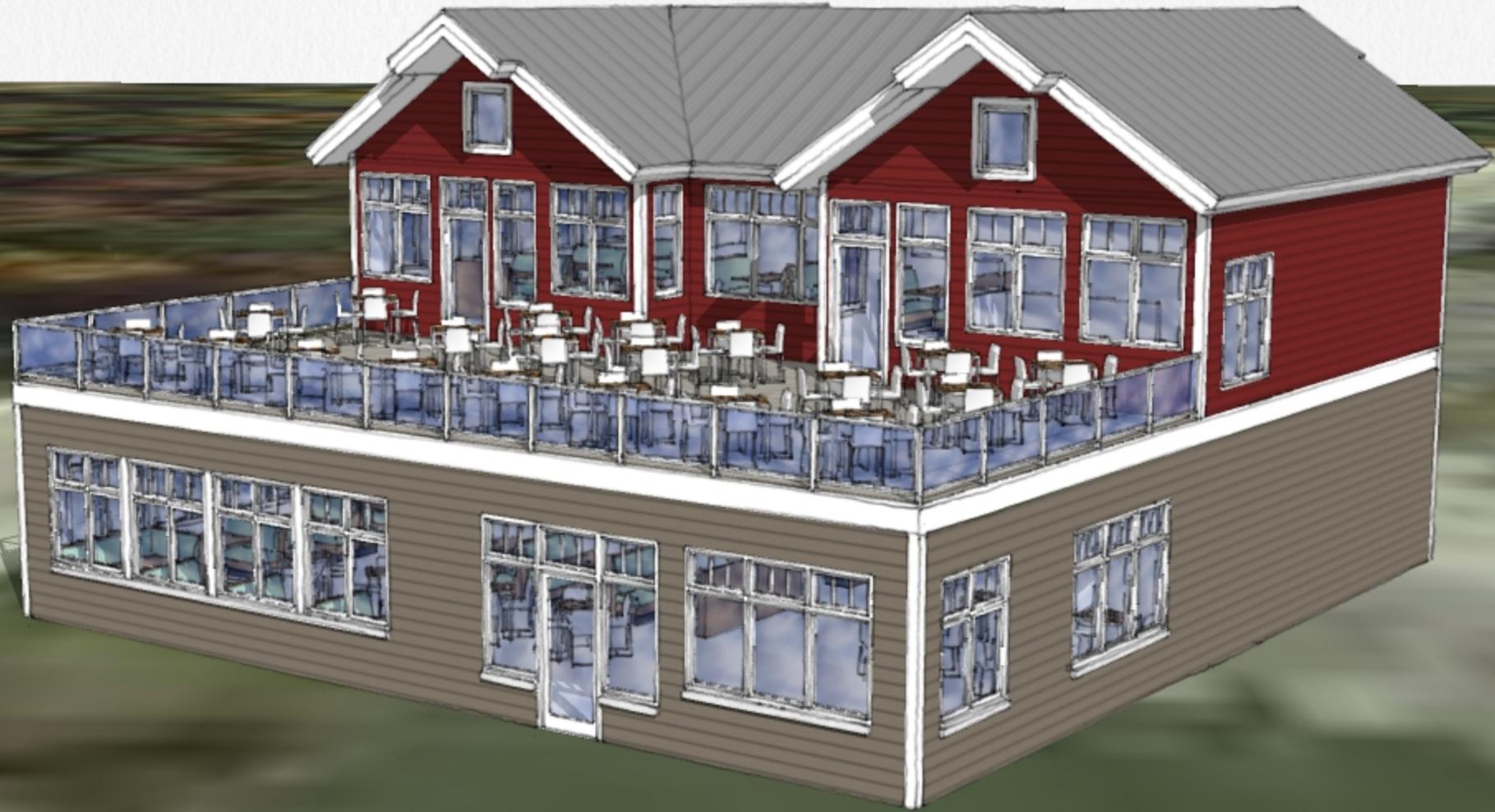
DATE: 08/24/2016
 FILE: 282172D
 JOB NO.: 0282172

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SHEET NO. 4





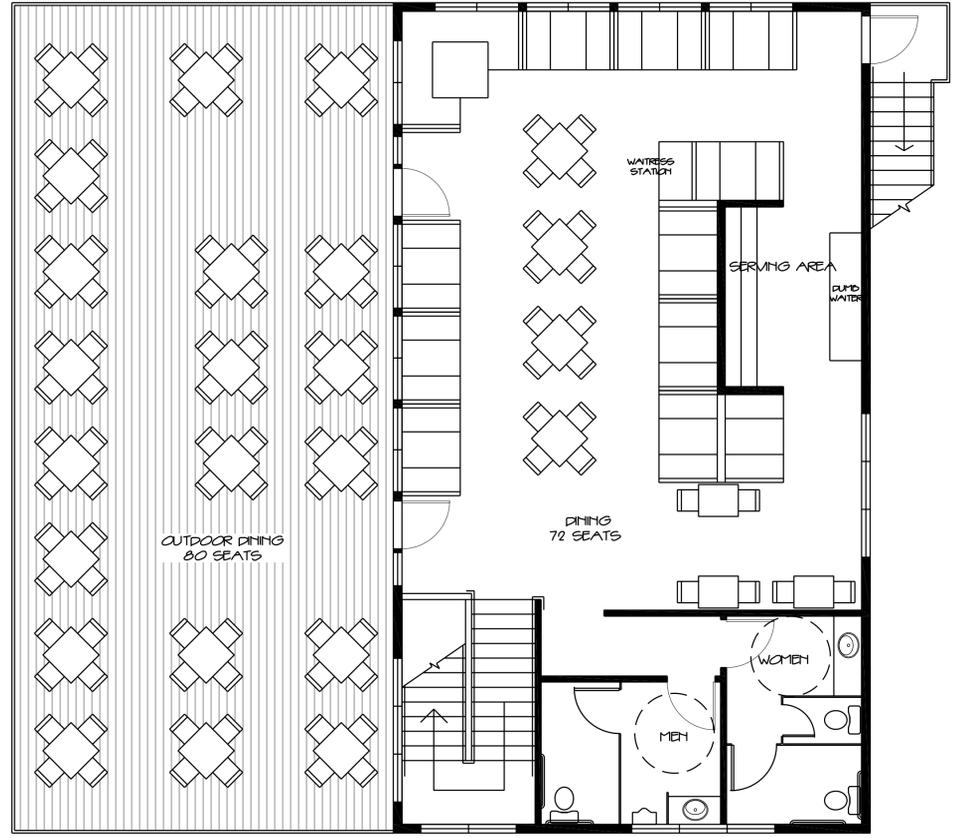




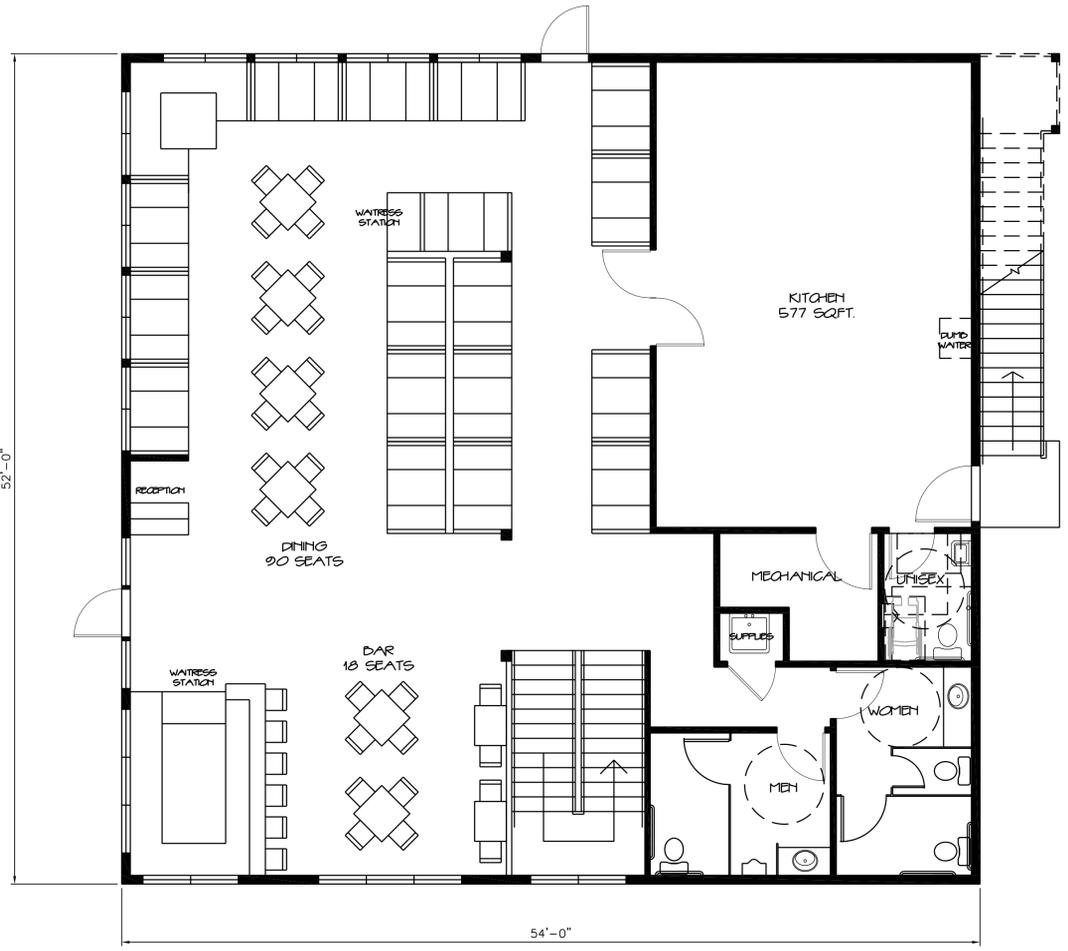
MILL ROAD ELEVATION
SCALE: 3/16"=1'-0"



DAYSHORE DRIVE ELEVATION
SCALE: 3/16"=1'-0"



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

ISAKSEN Architects
HENRY M. ISAKSEN - ARCHITECT/PLANNER
119 SOUTH MADISON AVENUE
STURGEON BAY, WISCONSIN 54235
PHONE: 920-743-9759 FAX: 920-743-9762
EMAIL: HENRY@ISAKSENARCHITECTS.COM

SCHMELTZ COMMERCIAL
PRELIMINARY DRAWING
SISTER BAY, WISCONSIN

REVISIONS

DATE
8/04/2016

SHEET

1

OF 1



Village of Sister Bay COMMISSION REPORT

Meeting Date: 09/01/16
Item No.: 6

Activities:

Sledding Hill- Top soil has been placed! Steve and Company are actively working to seed the site. Think of smiling kids this winter.....

Harbor View- State approvals received. We await the first permit request.

Stony Ridge- The project is well underway, and blasting is complete. The Village has communicated with numerous residents of the Stony Ridge Condo Association. A zoning compliance notification was issued to the developer for not completing a small amount of landscaping. Concerns are also raised about private road usage. As of this writing, I have a report that the landscaping has been substantially completed.

Wayfinding Signage- We received our State Approved plans on June 16. The Parks Committee will need to address this item after Plan Commission's confirmation of the Goat Finial.

Braun Site – With the help of the Offices of Senator Lasee and Representative Kitchen, we have received the necessary waivers to seek DOA approval. Engineering work is under way; for these projects to have a chance to meet construction deadlines, we will need to act aggressively with special meetings and construction deadlines.

Zoning/Code Enforcement:

- Wild Tomato. See attached letter.

Respectfully submitted,

Zeke Jackson
Village Administrator