



PLAN COMMISSION MEETING AGENDA

Tuesday, September 27, 2016 at 8:00 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. Public Hearing on a Condo Plat for parcel 181-210201a, commonly referred to as "Mill Rd. West/Gokey Development". Consider a motion approval, and to refer to the Board for final approval.
2. Preliminary discussion on a project from Door County Ice Cream Factory. Consider appropriate motions for action.
3. Review on Architectural façade for a proposal for Sister Bay Parcel 1810008312822W, located at 2450 Bittersweet Ln, commonly referred to as the "Schaffer Property". Discussion on façade materials and architectural design proposal and associated plans; consider motions to act if appropriate.
4. Discussion on a request from Jerry Zaug of the Country House to abandon public rights of way servicing his properties. Consider an appropriate motion for 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
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Name	Date	

1 **SPECIAL PLAN COMMISSION MEETING MINUTES**
2 **THURSDAY, SEPTEMBER 1, 2016**
3 **Sister Bay-Liberty Grove Fire Station -2258 Mill Road**
4 **UNAPPROVED VERSION**
5

6 The September 1, 2016 special meeting of the Plan Commission was called to order by
7 Chairperson Dave Lienau at 5:34 P.M.

8
9 **Present:** Chairperson Lienau and members Scott Baker, Nate Bell, Don Howard, Marge
10 Grutzmacher, and Mary Kay Shumway. Shane Solomon arrived at 6:02 P.M.

11
12 **Staff Members:** Village Administrator Zeke Jackson and Assistant Administrator Janal
13 Suppanz

14
15 **Others:** Ron Kane, Ron and Barbara Sense, Bill Becker, Chris Schmeltz and Jim Lundstrom.

16
17 **As to the minutes for the August 23, 2016 meeting of the Plan Commission:**

18 *A motion was made by Baker seconded by Grutzmacher that the minutes for the August 23, 2016*
19 *meeting of the Plan Commission be approved as presented. Motion carried with Shumway abstaining.*
20

21 **Business Items:**

22 **Item No. 3. Discussion regarding an amendment to the Preliminary Plat for the Sister Bay**
23 **Market Place PUD, (a/k/a "The Braun Property"); Consider an appropriate motion for**
24 **action:**

25 **Item No. 4. Discussion regarding the preliminary architectural and site plans which were**
26 **submitted by JACO Management for Lot 8 of the Braun Development; Consider a motion**
27 **to take appropriate action:**

28 After a number of meetings a Preliminary Plat for the Sister Bay Market Place PUD, (a/k/a
29 "The Braun Property"), was approved by the Village Board. Originally there was a 30' utility
30 easement on Lot 7. After having conversations with potential developers Jackson has
31 recommended that the Preliminary Plat be amended in such fashion that Lots 2 and 3 are
32 reconfigured. He also is recommending that Lot 8 be shifted east. Lot 8 will then occupy the
33 area where the utility easement was originally, and Lot 7, which will have been reconfigured
34 and shifted west, will contain the relocated utility easement.

35
36 *A motion was made by Howard, seconded by Baker that the Plan Commission approves the*
37 *amendment to the Preliminary Plat for the Sister Bay Market Place PUD, (a/k/a "The Braun*
38 *Property"), which was reviewed at this meeting as presented. Motion carried – All ayes.*
39

40 Preliminary architectural and site plans which were submitted by JACO Management for a
41 building to be constructed on Lot 8 of the Sister Bay Market Place Property were included in
42 the meeting packets and the Commission members jointly reviewed those documents. Chris
43 Schmeltz was present and noted that the building he would like to construct is a story and a
44 half in size and will also have a basement seating area. The proposed building will house an
45 upscale restaurant, and "Smart Siding" which resembles wood will be utilized. There will be
46 a 6' setback from the back of the Mill Road sidewalk.
47

1 Jackson noted that Schmeltz informed him that he will be applying for a 300 seat liquor
 2 license. He also noted that all the people who have submitted Offers To Purchase for lots in
 3 Sister Bay Market Place thus far have seen the previously mentioned plans and didn't
 4 express any objections to them.

5
 6 *It was the consensus that some Door County stone, (approximately 36" high sections), should be*
 7 *utilized on the bottom portion of the building, and that awnings and decorative trim or "gingerbread"*
 8 *(moldings/trim) shall be added. Schmeltz presented a photo of the front façade of "The Tortoise Club"*
 9 *in Chicago, and the Commission members indicated that they would like to see the front façade of the*
 10 *proposed building resemble that structure. They also indicated that the glass panels on the upper level*
 11 *of the building were acceptable, but they would like the railing and support structure to have some*
 12 *architectural cohesion with the rest of the building.*

13
 14 *Schmeltz was instructed to see that revised plans which incorporate all of the previously mentioned*
 15 *architectural features are prepared and presented to Jackson so that they can be considered at a future*
 16 *meeting of the Plan Commission.*

17
 18 **Item No. 1. Discussion regarding architectural plans for the Stony Ridge Development**
 19 **Expansion project; Consider a motion to approve or amend presented plans:**

20 Architectural plans for the three eight unit apartment buildings to be constructed in the
 21 Stony Ridge Expansion project were presented to the Commission members by Keith Garot,
 22 and they jointly reviewed those documents. Garot presented siding, trim and shingle
 23 samples, and pointed out that he would like to utilize Georgia Pacific "Shadow" vinyl siding,
 24 "Weatherwood" shingles, and simulated Door County stone on the apartment buildings. The
 25 accent colors will be pewter and the trim will be white.

26
 27 Shumway expressed concerns about aesthetics on STH 57, and Jackson noted that at some
 28 point a Landscaping Plan for the buildings must be approved by the Plan Commission.
 29 Before Garot can receive any Occupancy Permits all required landscaping must be
 30 completed.

31
 32 *A motion was made by Baker, seconded by Bell that the architectural plans for the three eight unit*
 33 *apartment buildings to be constructed in the Stony Ridge Expansion Project which were reviewed at*
 34 *this meeting are approved as presented. Motion carried – All ayes.*

35
 36 **Item No. 2. Discussion regarding a recommendation from the Parks Committee to**
 37 **reconsider the "goat finial" option for the Village's Wayfinding Signage Project; Consider**
 38 **a motion to confirm the Parks Committee's recommendation and forward it on to the**
 39 **Village Board for final approval:**

40 The Parks Committee has recommended that Village officials reconsider the "goat finial"
 41 option for the Village's Wayfinding Signage, and a drawing depicting the preferred finial
 42 was included in the meeting packets.

43
 44 *A motion was made by Howard, seconded by Grutzmacher that the Plan Commission recommends*
 45 *that the Village Board accept the recommendation of the Parks Committee and reconsider the "goat*
 46 *finial" option for the Village's new wayfinding signage. If the Board agrees to reconsider the finial*
 47 *option, the Plan Commission is recommending that the employees from Living Labs be instructed to*
 48 *amend the wayfinding signage plans in such fashion that the goat finial depicted on the drawing*
 49 *which was included in the meeting packets is utilized. Motion carried with Shumway opposed.*

1
2 **Item No. 5. Report by the Zoning Administrator regarding development activities, various**
3 **enforcement actions, and issuance of Sign and Zoning Permits:**

4 Jackson gave the following oral report:

- 5 • Top soil has finally been placed on the sledding hill and the Maintenance Department
6 employees are working on seeding it at this time.
- 7 • State approvals have now been received for the Harbor View Project.
- 8 • The Stony Ridge Expansion Project is well underway and blasting is complete. Based
9 upon communications he had with a number of residents of the Stony Ridge Condo
10 Association a Zoning Compliance Notification Letter was issued to Keith Garot for
11 not completing a small amount of landscaping. Concerns were also raised that a
12 private road was being used by construction vehicles. Keith Garot has contacted him
13 and is working on the required landscaping.
- 14 • The Wayfinding Signage plans were formally approved by State officials. If the
15 Village Board approves of the revised "goat finial" it may be necessary to resubmit
16 the revised plans.
- 17 • Thanks to Senator Lasee and Representative Kitchens the waivers necessary to seek
18 D.O.A. approval of the Sister Bay Market Place plans have been received.
19 Engineering work is underway and Village officials will need to act aggressively by
20 conducting special meetings and establishing construction deadlines.
- 21 • An enforcement letter was recently mailed to the owners of The Wild Tomato. Wood
22 is sometime unloaded on Post Office Lane, which is a public roadway. This created a
23 number of problems, and the owners of the Wild Tomato have now agreed to abide
24 by restrictive delivery time limits. Jackson requested that the owners of The Wild
25 Tomato construct a fence on their property to provide screening and they did that,
26 but the fence was not constructed in the proper location. This issue will be referred to
27 the Parks Committee.

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

31 *The next meeting of the Plan Commission will be conducted at 5:30 P.M. on Tuesday, October 25,*
32 *2016. There were no referrals to committees, officials or employees or recommendations for future*
33 *agenda items.*

34
35 **Adjournment:**

36 *A motion was made by Grutzmacher, seconded by Solomon to adjourn the meeting of the Plan*
37 *Commission at 7:11 P.M. Motion carried – All ayes.*

38
39 Respectfully submitted,

40 

41 Janal Suppanz, 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, September 27, 2016 at 8:00P.M.** or shortly thereafter, for the purpose of considering proposed map amendments to the Zoning Map. Sections of the Zoning Map to be considered include adoption of a Condominium Plat for parcel 181-210201a on Mill Rd West, commonly referred to as "Parkview Condos/ Al Gokey West Development".

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 8:00 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 during normal business hours, 8:00am. -4:00p.m.

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

Zeke Jackson
Zoning Administrator
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1707 NAGAWICKA RD
HARTLAND, WI 53029

KENNETH D & SHIRLEY KOEHLER
320 DOUGLAS AVE
CRYSTAL LAKE, IL 60014

JOHN R & MARILYN J PECHO
804 BUTTERNUT LN
UNIT D
MOUNT PROSPECT, IL 60056

RONALD W ROBINSON TRUST
2808 COACHMAN CT
GREEN BAY, WI 54301

JOHN G & BETTY L WEITZEL
165 HAWICK ST
ROCKTON, IL 61072

MICHAEL P & KATHLEEN A SMITH
1115 LEON TER
BROOKFIELD, WI 53005

TODD D & LESLEE L STOLLBERG
11937 DERBY DAY CT
CINCINNATI, OH 45249

ROBERT W & CYNTHIA S BJORAKER
PO BOX 28345
GREEN BAY, WI 54324

GERALD M JR & ELLEN K TIERNEY
150 NORWICH CT
LAKE BLUFF, IL 60044

RK ROTTIER & SONS, LLC
W2291 COUNTY HIGHWAY G
SEYMOUR, WI 54165

SISTER BAY/LIBERTY GROVE LIBRARY
PO BOX 141
SISTER BAY, WI 54234

JUNGWIRTH FAMILY LLC
PO BOX 258
SISTER BAY, WI 54234

JUDITH ROSS STEVENSON
730 N PLANKINTON #6C
MILWAUKEE, WI 53203

AUDREY B LARSON
PO BOX 76
SISTER BAY, WI 54234

WILLIAM & DIANE KENNEDY
PO BOX 813
JANESVILLE, WI 53547

MARZ LLC
1601 W CRUSADE LN
GREEN BAY, WI 54313

SHARON DAUBNER
PO BOX 94
SISTER BAY, WI 54234

NORTH DOOR PROPERTIES LLC
5776 LEDGECREST RD
DE PERE, WI 54115

SUNRISE BUILDING LLC
10996 COUNTY HIGHWAY ZZ
SISTER BAY, WI 54234

RITA M GIESE
PO BOX 465
SISTER BAY, WI 54234

RICHARD W & JANE G BURRESS
PO BOX 14
SISTER BAY, WI 54234

DAVID & ROSEMARY THUROW
991 NENNIG RD
NEENAH, WI 54956

VILLAGE VIEW PROPERTIES, LLC
c/o SHEENA ZIELKE
PO BOX 146
SISTER BAY, WI 54234

DAVE LIENAU
P.O. BOX 823
SISTER BAY, WI 54234

SCOTT BAKER
2525 JUNGWIRTH COURT
SISTER BAY, WI 54234

NATE BELL
10785 PHEASANT COURT
SISTER BAY, WI 54234

DON HOWARD
2536 FIELDCREST LANE
SISTER BAY, WI 54234

MARGE GRUTZMACHER
10759 N. SPRING RD - #1
P.O. BOX 375
SISTER BAY, WI 54234

SHANE SOLOMON
2515 JUNGWIRTH COURT
SISTER BAY, WI 54234

MARY KAY SHUMWAY
10552 S. HIGHLAND ROAD
SISTER BAY, WI 54234

OWNER'S CERTIFICATE:

Packerland Builders LLC, hereby acknowledges that this condominium plat document has been prepared under their direction and is an accurate representation in it's entirety thereof.

Dated this _____ day of _____, 2016.

Managing Member, Allen Gokey _____

STATE OF WISCONSIN)

____ COUNTY) SS

Personally came before me this _____ day of _____ 2016, the above named Allen Gokey to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, State of _____

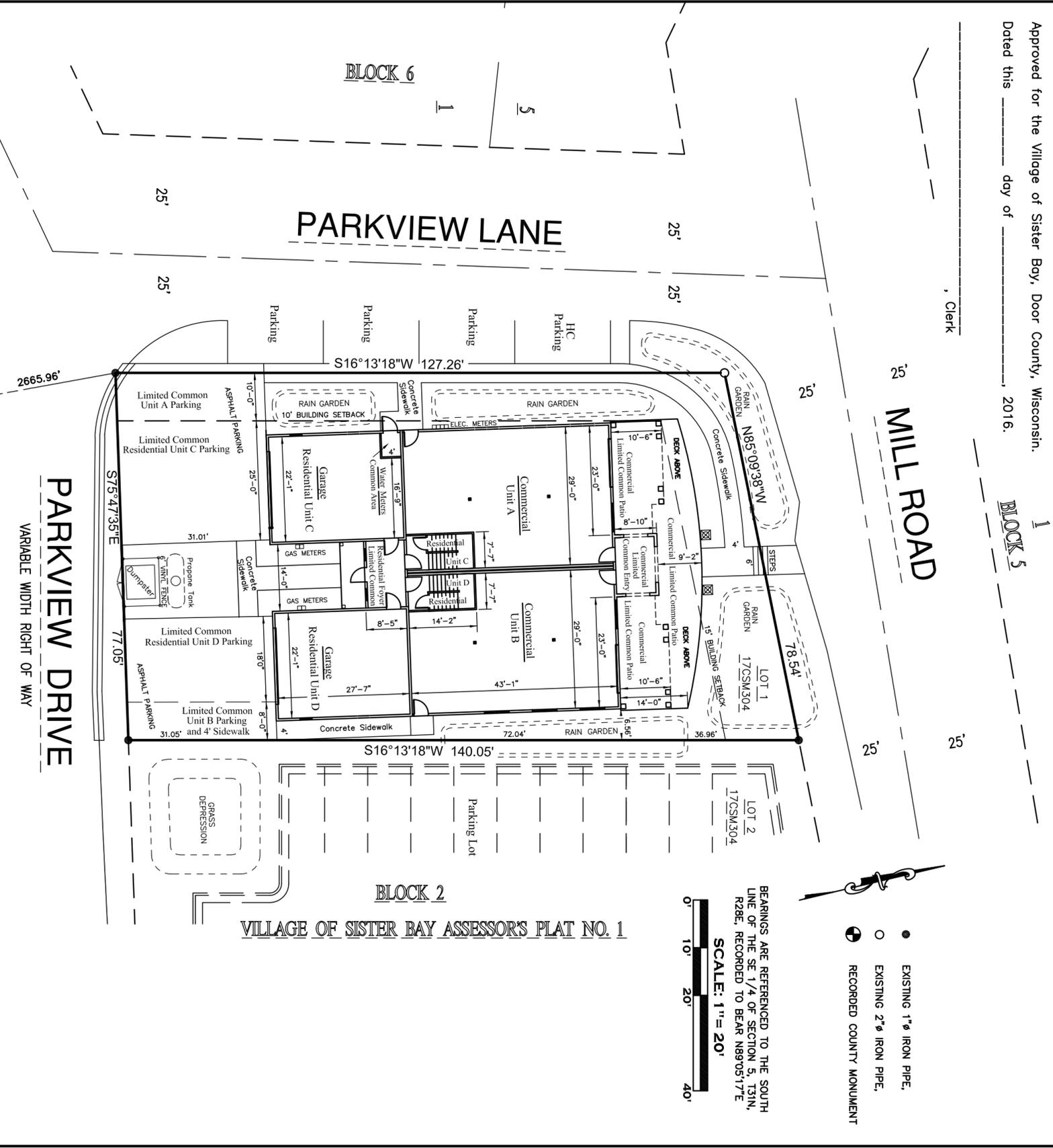
My commission expires _____

VILLAGE OF SISTER BAY CERTIFICATE

Approved for the Village of Sister Bay, Door County, Wisconsin.

Dated this _____ day of _____, 2016.

_____, Clerk



- EXISTING 1" Ø IRON PIPE,
- EXISTING 2" Ø IRON PIPE,
- ⊕ RECORDED COUNTY MONUMENT

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 5, T31N, R28E, RECORDED TO BEAR N89°05'17"E
SCALE: 1" = 20'

SURVEYOR'S CERTIFICATE:

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that in accordance with State Statute 703 that I have surveyed the within described property and that the survey is an accurate representation of the exterior boundary and Units thereof.

This condominium plat is a correct representation of PARKVIEW CONDOMINIUM at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Dated this _____ day of _____, 2016.

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

LEGAL DESCRIPTION:

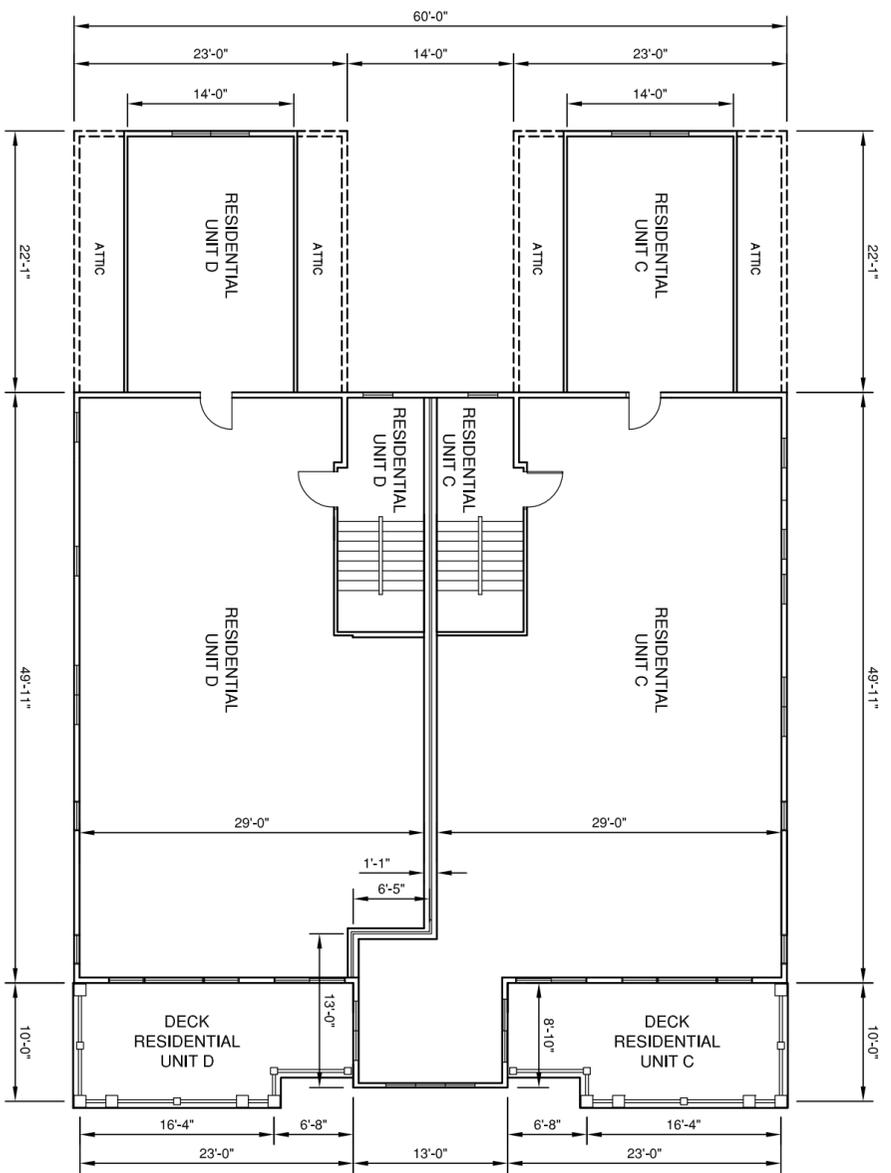
All of Lot 2, Volume 17 of Certified Survey Map, Page 304, Map Number 2910, Document Number 785058, being part of Lots 1 and 2, Block 2, Village of Sister Bay Assessors Plat No. 1, being part of Section 5, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin.
 Said parcel contains 10,292 square feet or 0.236 acres of land more or less.

PARKVIEW CONDOMINIUM

ALL OF LOT 2, VOLUME 17 OF CERTIFIED SURVEY MAP, PAGE 304 NUMBER 2910, DOCUMENT NUMBER 785058, BEING PART OF LOTS 1 AND 2, BLOCK 2, VILLAGE OF SISTER BAY ASSESSORS'S PLAT NO. 1, BEING PART OF SECTION 5, T31N, R28E, VILLAGE OF SISTER BAY, DOOR COUNTY, WISCONSIN
 SHEET 1 OF 2

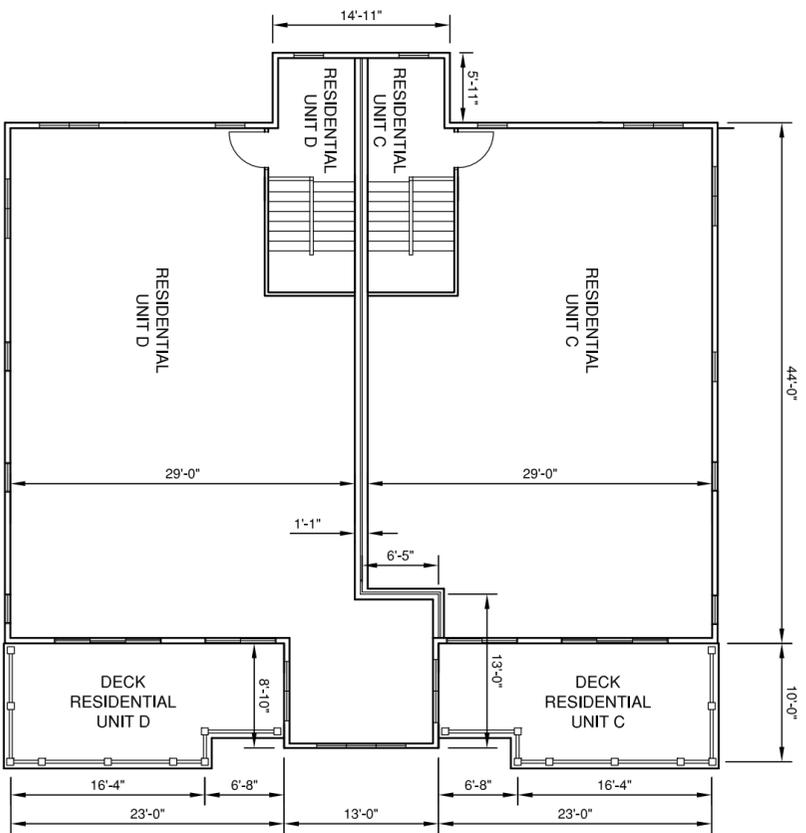


ROBERT E. LEE & ASSOCIATES, INC.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BLVD.
 HOBART, WI 54155
 INTERNET: www.releeinc.com
 PHONE: (920) 662-9641
 FAX: (920) 662-9141



SECOND FLOOR PLAN
SCALE: 1" = 12'

MILL ROAD



THIRD FLOOR PLAN
SCALE: 1" = 12'

MILL ROAD

PARKVIEW CONDOMINIUM

ALL OF LOT 2, VOLUME 17 OF CERTIFIED SURVEY MAP, PAGE 304 NUMBER 2910, DOCUMENT NUMBER 785058, BEING PART OF LOTS 1 AND 2, BLOCK 2, VILLAGE OF SISTER BAY ASSESSOR'S PLAT NO. 1, BEING PART OF SECTION 5, T31N, R28E, VILLAGE OF SISTER BAY, DOOR COUNTY, WISCONSIN
SHEET 2 OF 2



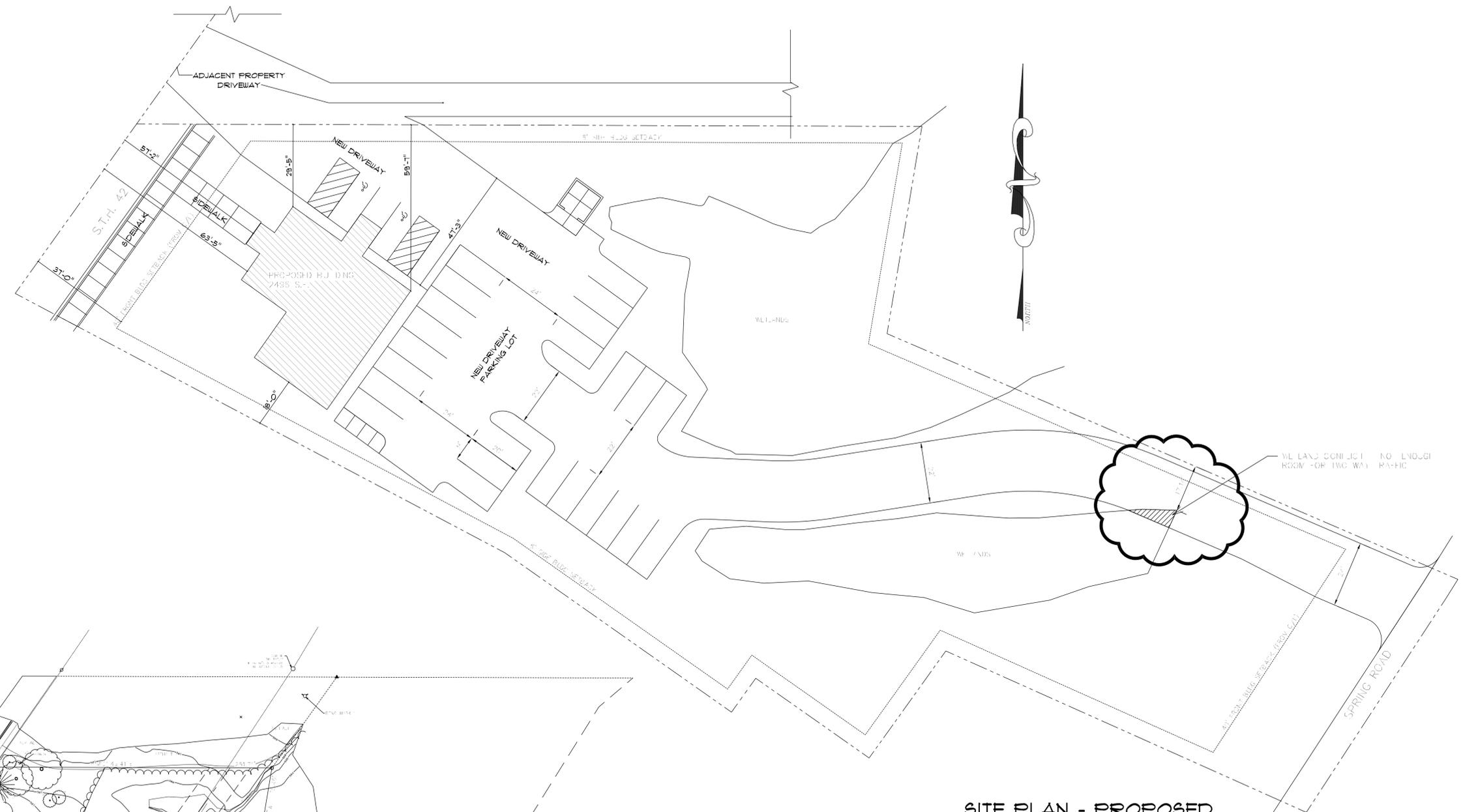
ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BLVD.
HOBBART, WI 54155
INTERNET: www.releeinc.com
PHONE: (920) 662-9641
FAX: (920) 662-9141

THESE PLANS ARE INTENDED AS A GENERAL GUIDE FOR OUR CUSTOMERS AND BUILDERS. GREEN DOOR DRAFTING & DESIGN, LLC AND ITS DESIGNERS AND ARCHITECTS DO NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION OR LOCAL CODES. GREEN DOOR DRAFTING & DESIGN, LLC AND ITS DESIGNERS AND ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN ANY INFORMATION OR LOCAL CODES. GREEN DOOR DRAFTING & DESIGN, LLC AND ITS DESIGNERS AND ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN ANY INFORMATION OR LOCAL CODES. GREEN DOOR DRAFTING & DESIGN, LLC AND ITS DESIGNERS AND ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN ANY INFORMATION OR LOCAL CODES.

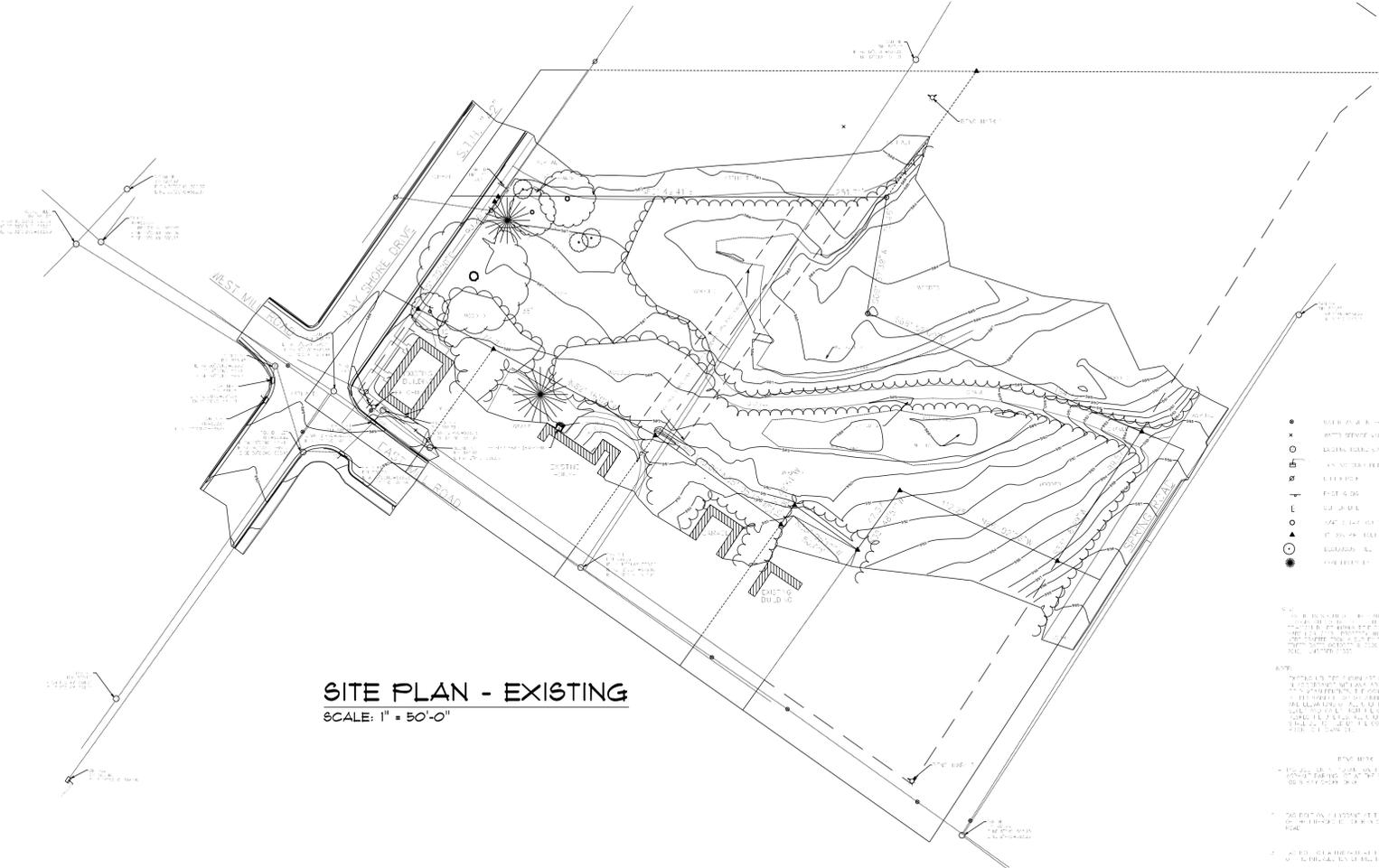
DRAWN BY:
GREEN DOOR DRAFTING & DESIGN
ELLIOT ROTZE GOETTELHAIN
1000 W. WISCONSIN ST. - SUITE 100
SISTER BAY, WI 54982
920.335.0333
ELIOTGREENDOORDRAFTING.COM



FRISONI
SISTER BAY
WI
PHONE:
FAX:
todd@doorcountycccream.com



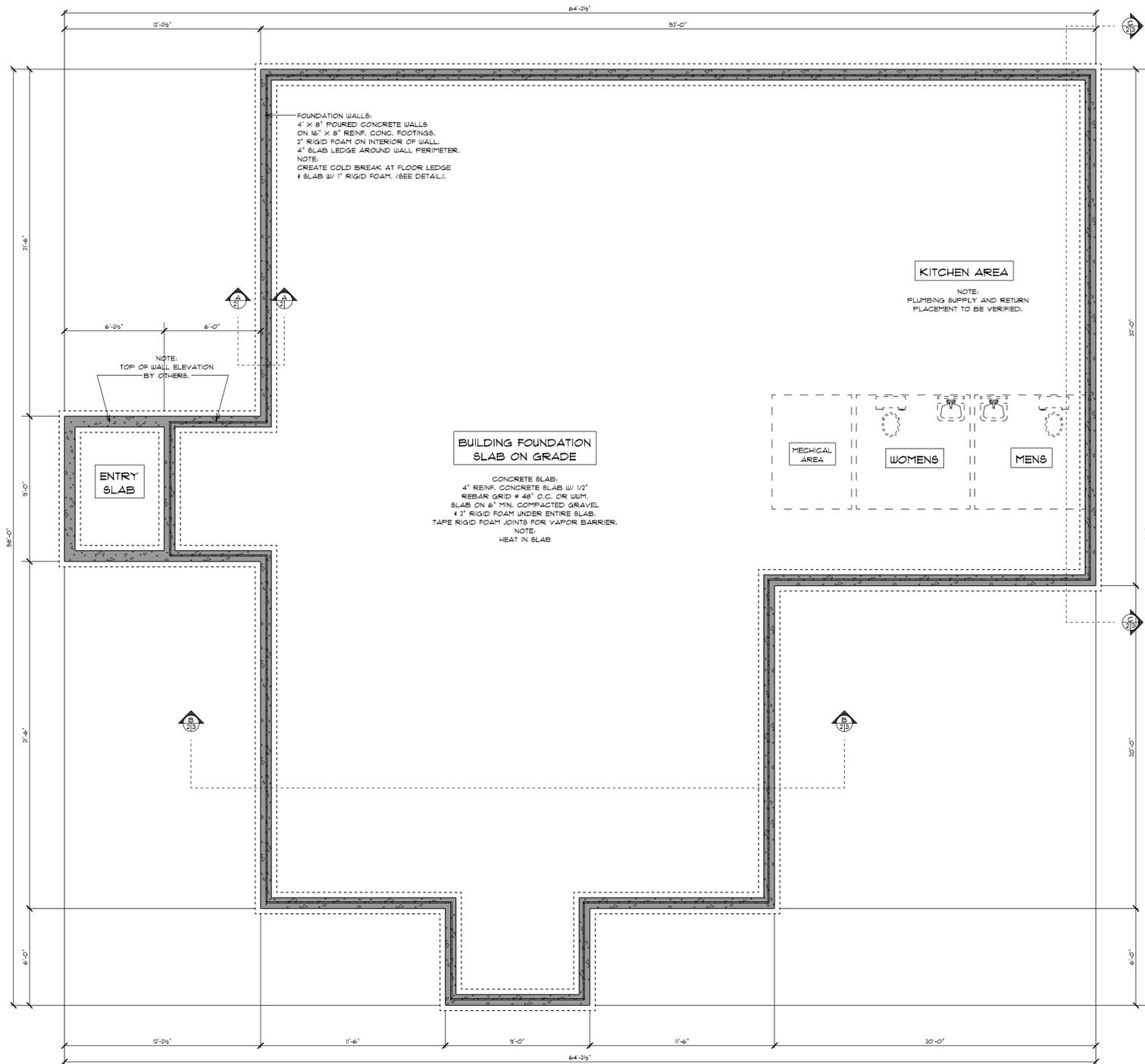
SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"



SITE PLAN - EXISTING
SCALE: 1" = 50'-0"

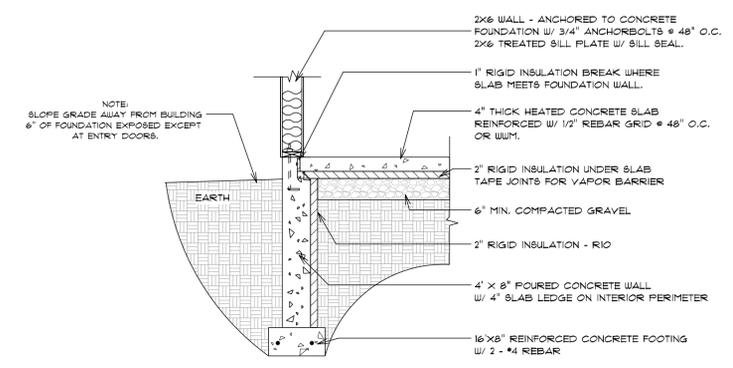
Legend table with symbols for various site plan elements like walls, doors, windows, and utilities.

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

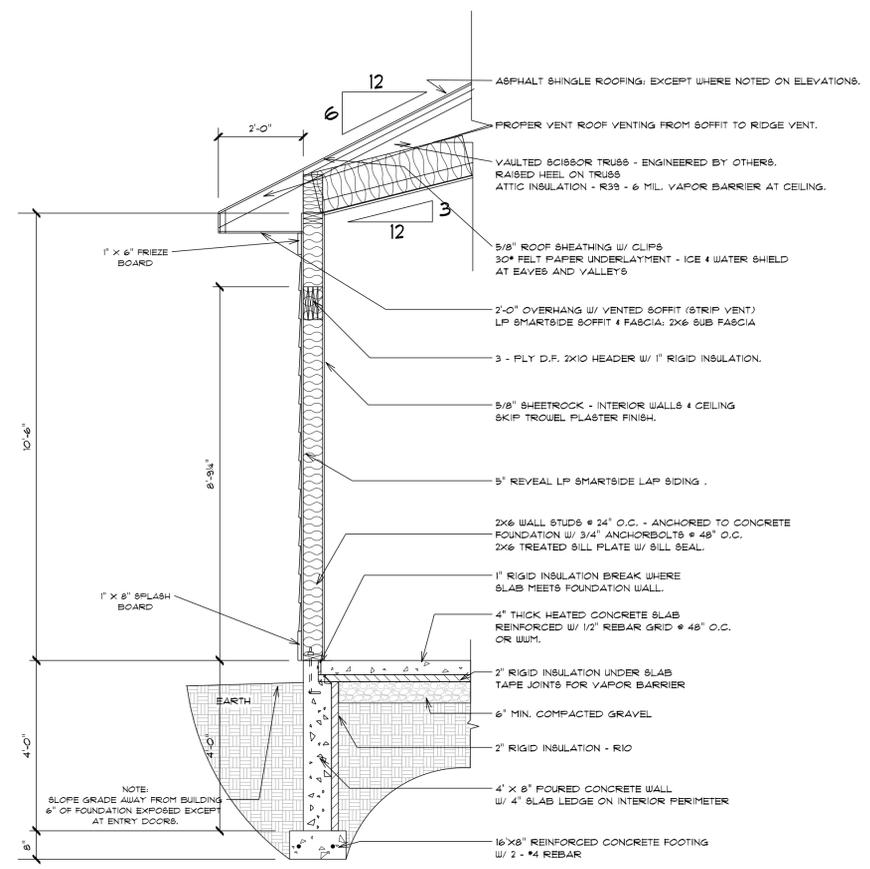


FOUNDATION
 SCALE: 1/4" = 1'-0"

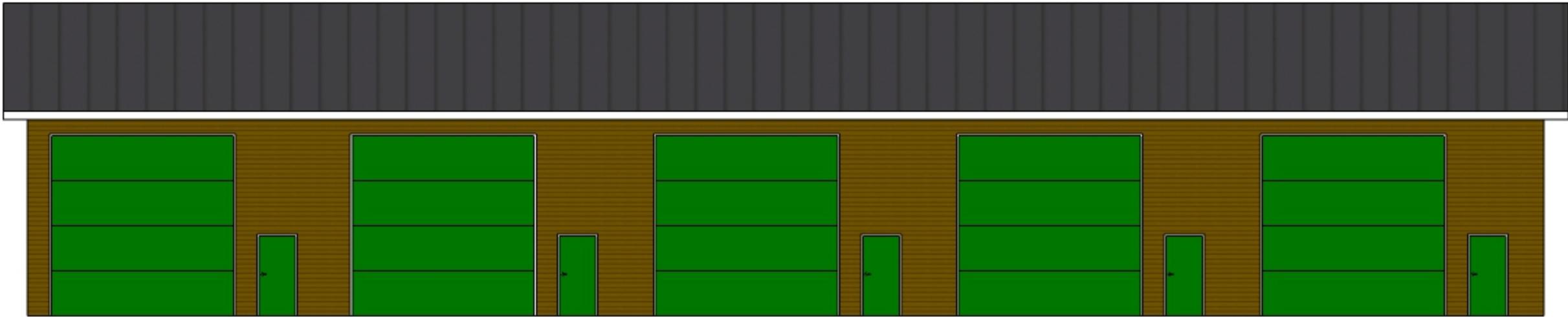
AREA SCHEDULE	
NAME	AREA
INTERIOR SLAB	2339.1 sq. Ft.
EXTERIOR SLAB	82.9 sq. Ft.

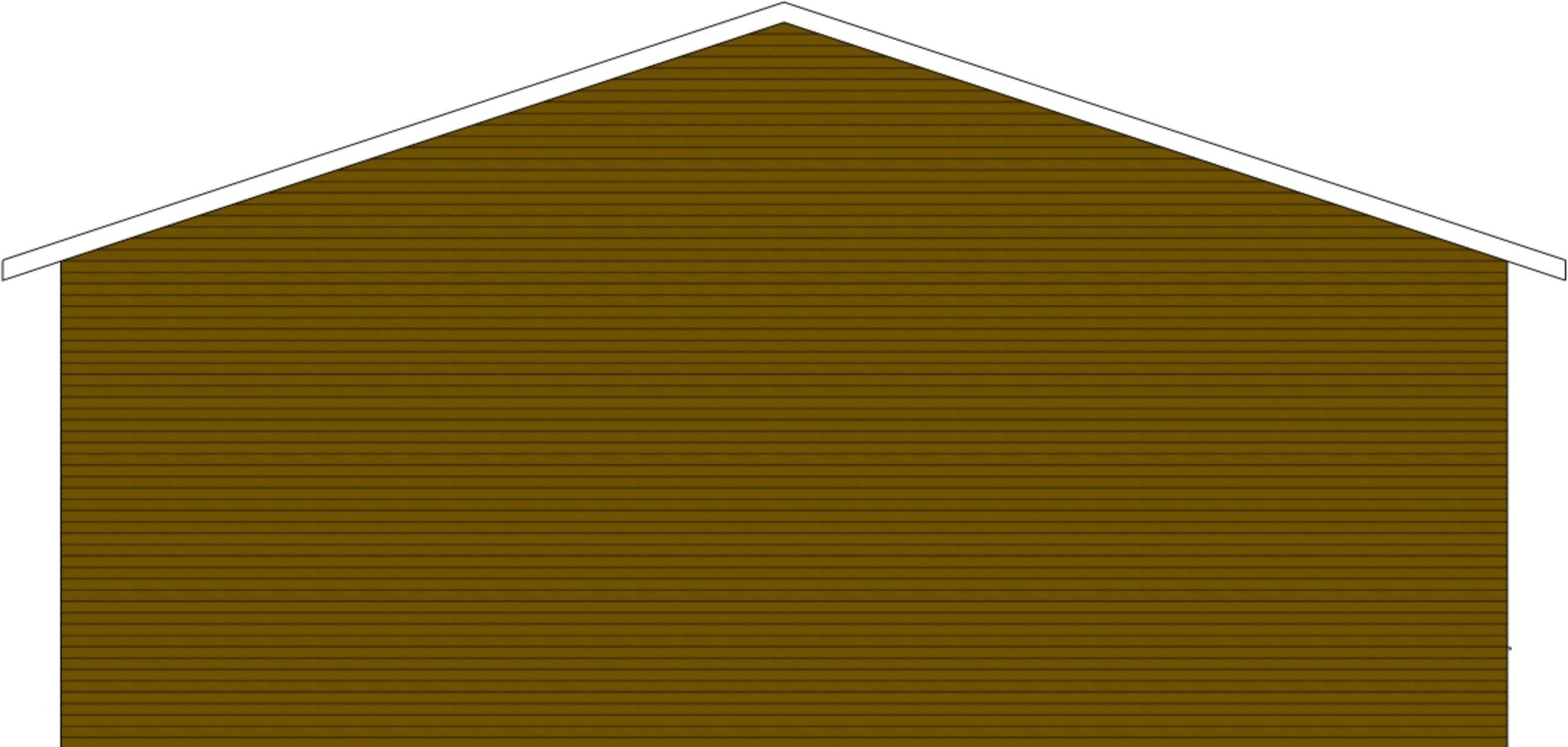


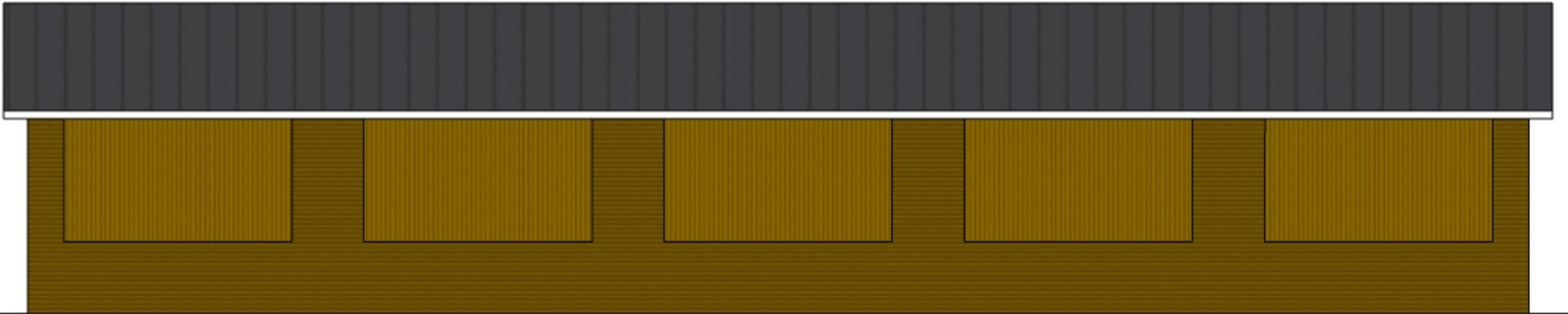
FOUNDATION DETAIL
 SCALE: 1/2" = 1'-0"

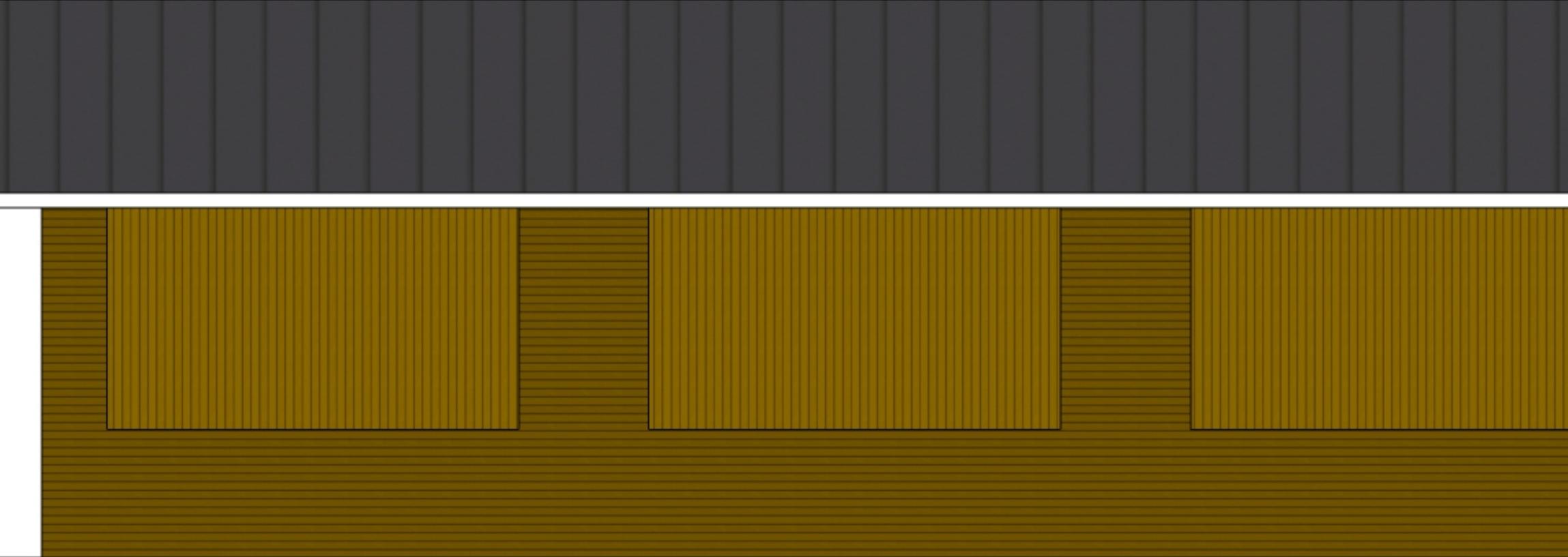


TYPICAL WALL SECTION
 SCALE: 1/2" = 1'-0"















2468 Sunnyside Road, Sister Bay, Door County, WI 54234
920-854-4551 or 1-800-424-0041 (reservation desk only)

Email: FrontDesk@CountryHouseResort.com • Website: www.CountryHouseResort.com • Fax 920-854-9809

September 9, 2016

Zeke Jackson
Village Administrator
PO Box 769
Sister Bay, WI 54234

Dear Zeke:

This letter follows our meeting and tour of September 1. This is in regards to our Parcel # 181-00-05312832L which contains 16.19 acres with 782.7 feet of shoreline and is owned by Zaug Enterprises LP and leased to Country House Inc. who uses it for their resort operations with 46 rooms and suites as well as two houses for employees.

I provided you with a 1978 Door County Tax Map which showed I owned Parcel # 181-00-05312832B where my home is located which is adjacent and just to the east of the above mentioned parcel. At that time it showed that the current resort parcel, # 181-00-05312832L then consisted of seven separate parcels. To have access to four of these seven parcels, there are two village roads which still exist. I provided you with the legal descriptions for these two roads. These two roads extend into the resort parcel and are adjacent to no other land owners. Neither road is maintained by the village in any way. We plow, sweep and cut the grass in the road right of ways. I doubt if anyone in village government even know they exist.

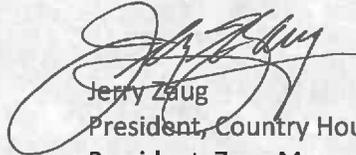
The first village road is an extension of North Highland Road and from Sunnyside Road goes an additional 335 feet north and 49.5 feet wide to the north end of our Highland Road parking lot. Until July 16, 1984 this 335 foot road extension and an approximate 120 foot easement to the north was needed to reach the Schwannecke parcel which lay between our home parcel and the much smaller resort parcel then owned by Jerry and Pat Floor. It was then purchased by the Floors. Village sewer and water was brought in from Sunnyside Road to service our home and the resort but it was not brought in along this extension of N. Highland Road. Floor did not want to dig up their resort parking lot so it was brought in east of our home drive way and goes north to a manhole and then west across our driveway to a fire hydrant and then to the resort property north of the parking lot and the end of the village road extension. The village has an easement to service this sewer and water line.

The second village road is at the north end of Sunny Court and goes east 157.84 feet and 50 feet wide to the west side of our parking lot for our second building. Opposite our village road at the end of Sunny Court there is a private road that goes west and then north which services 3 homes. This village road serviced Milow until March 5, 1986, Wempel/ Troup until May 28, 1991 and Asklund until April 3, 1997. The Milow property was purchased by the Floors. The Wempel/ Troup and Asklund properties were purchased by Zaug as well as the resort property owned by the Floors on June 19, 1989 and the Nickerson property on August 28, 1989.

Since these two village roads are surrounded by parcel # 181-00-05312832L owned by Zaug Enterprises LP and affect no other land owners, I would like these 2 roads abandoned by the village. They serve no public purpose and are not maintained by the village. Even the village, when they redid the street numbers, changed our resort address from 715 N. Highland Road to 2468 Sunnyside Road believing that the resort fronted Sunnyside rather than aside of N. Highland Road which the main building does currently.

Thank you for considering this matter. Please let me know if this letter and the information I gave you provides all the necessary information to proceed. I will be pleased to meet with the Planning Commission and Village Board to discuss and answer any questions that anyone might have.

Sincerely,



Jerry Zaug

President, Country House Inc.

President, Zaug Management, LTD, Managing Partner, Zaug Enterprises LP

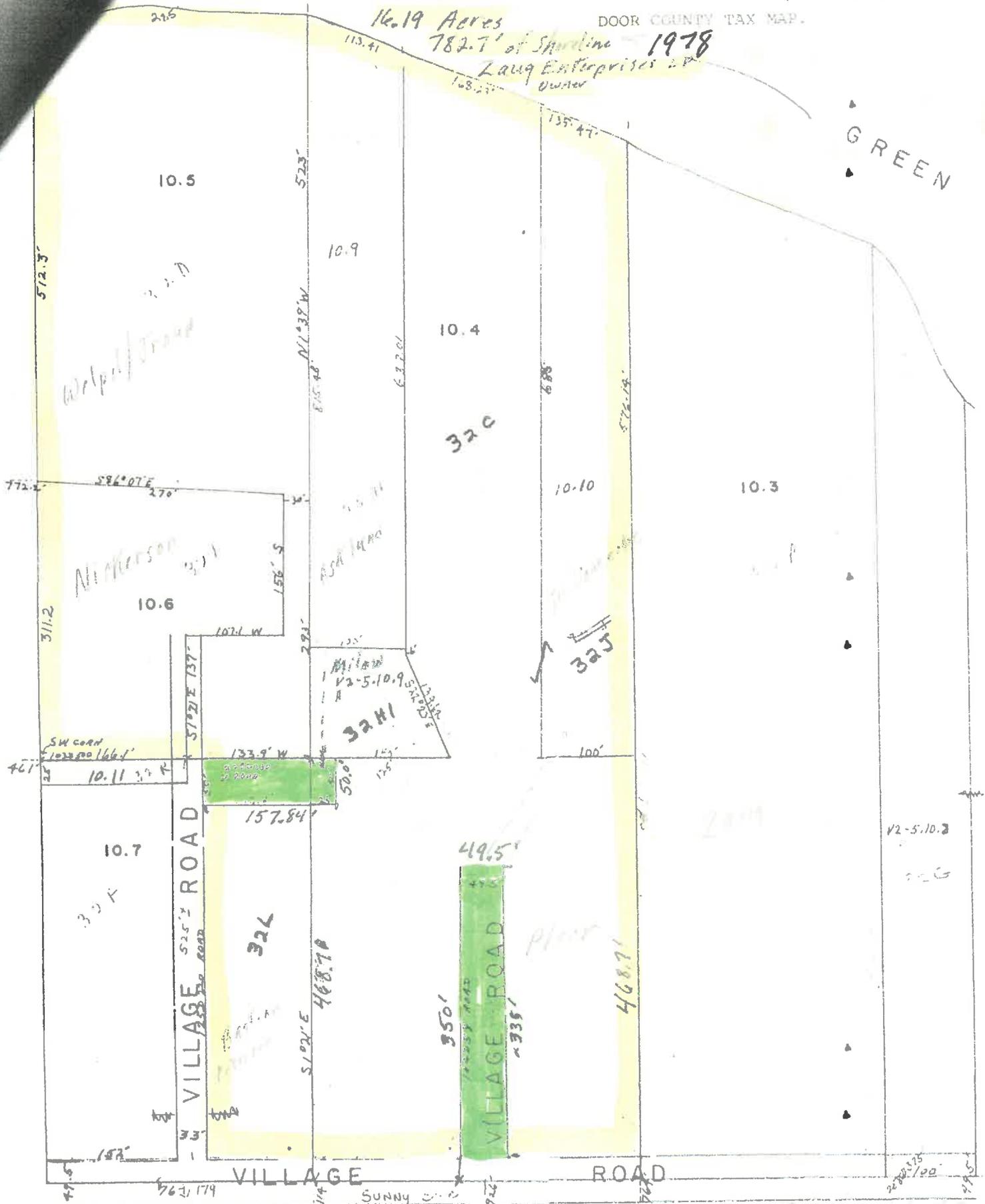
CC. Zerk Jackson V
9/1/2031

Parcel # 181-00-05312832L R

DOOR COUNTY TAX MAP.

16.19 Acres
782.7' of Shoreline - 1978
Lang Enterprises LP
Owner

GREEN



Ploor	5/17/72	Nickerson	8/15/89	Zang	6/19/89 ← Jerry + Pat Ploor
Schwanerke	7/16/84	Welpel Group	5/28/91		
Bestius	9/26/84	Asklund	4/13/94		
Milrod	3/5/86	N. H. Wilson Rd. E.			

cc: Zeki Jackson 32
9/1/2016



LEE E. TELFER & ASSOCIATES

Office
12210 Garrett Bay Road
Ellison Bay, WI 54210-0003

Telephone: 414-854-2733

Fax: 414-854-2743

Mail
P.O. Box 3
Ellison Bay, WI 54210-0003

Jerry Zaug
ZAG1621

30 April 1997

DESCRIPTION OF COUNTRY HOUSE TRACTS COMBINED FOR JERRY ZAUG

That portion of Government Lot 5, Section 5, T31N, R28E, Village of Sister Bay, Door County, Wisconsin, described as follows: Commencing at the SW corner of said Section 5 marked by a 1½" iron pipe, thence N02°29'56"W along the westerly line of said Section 5 1781.00 feet to the place of beginning; thence N87°30'04"E 344.45 feet to the NE corner of a 50.00 wide village street, thence S00°35'00"E along the easterly end of said street 50.03 feet, thence S87°30'04"W along the southerly side of said street 157.84 feet, thence S02°29'56"E along the easterly side of a 33.00 foot wide village street 391.46 feet to the northerly R/W of Sunnyside Lane, thence N89°06'59"E along said northerly R/W 464.99 feet, thence N00°35'00"W 977.80 feet to the ordinary high water line of Green Bay waters, thence N50°07'54"W along a meander line near said high water line 327.26 feet, thence continue along a meander line near said high water line N63°47'20"W 112.38 feet, thence continue along said meander line near said high water line N88°08'09"W 343.06 feet to said westerly line of Section 5, thence S02°29'56"E along said westerly line 823.31 feet to the place of beginning containing 16.1917 acres. This tract is subject to a village street being 49.50 feet wide extending northerly from Sunny Side Lane approximately 335 feet.

New:	181-00-05312832L	16.1917 Acres	
Main	181-00-05312832C	327.26	8.7 Acres
Weampel	D	343.06	4.6
Nickerson	E	0	1.5
Asklund	H	112.38	1.4 Acres
		<u>782.70</u>	16.2 of Shoreline
Zaug (Res)	32B	328.91	6.5 Acres
Ball Park (R2)	33C	0	4.94 Acres
		<u>1,111.61</u>	27.6317

Excepting from the above described Tract that portion of the above described Tract deeded to the Village of Sister Bay for roadway purposes as described in Volume 76 of Deeds, page 179 and Volume 104 of Deeds, page 58, Door Co., Records.

Village Rd size: ~ 330' L x 50' W

DOCUMENT NO.

487698

STATE BAR OF WISCONSIN FORM 2-1982

WARRANTY DEED

VOL. 447 PAGE 880

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED
Time... 1:45 PM...

JUN 19 1989

Marilene Opelin
RECORDER OF DEEDS
DOOR COUNTY WIS.

By: _____
RETURN TO
Atty. James L. Cummings
P.O. Box 758
Neenah, WI 54957
Carsonburg

JEROME N. PLOOR and PATRICIA B. PLOOR, his wife,

conveys and warrants to JERRY L. ZAUG

the following described real estate in Door County, State of Wisconsin:

Tax Parcel No. 181-00-05312832C
181-00-05312833C

WHZ
W-8
TRANSFER FEE \$325.00 See Attached

3.85
3.00

4.49 acres

Matches title ins

This is not homestead property.

Exception to Warranties: All Reservations, Restrictions, and Covenants of Record.

Dated this 15th day of June, 1989

(SEAL) Jerome N. Ploor (SEAL)
Patricia B. Ploor (SEAL)
Patricia B. Ploor

AUTHENTICATION

Signature(s) of Jerome N. Ploor and Patricia B. Ploor are authenticated this 15th day of June, 1989

Brian R. Mudd
BRIAN R. MUDD
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 708.06, Wis. Stats.) THIS INSTRUMENT WAS DRAFTED BY Brian R. Mudd, of

NELSON & SCHMELING
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
Outagamie County. }
Personally came before me this 15th day of June, 1989, the above named Jerome N. Ploor and Patricia B. Ploor

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public Outagamie County, Wis.
My Commission is permanent. (If not, state expiration date: 19)

*Original Parcel
with Bldgs*

VOL 447 PAGE 881

PARCEL I

Beginning at a point on the South boundary of Government Lot 5, Section 5, Township 31 North, Range 28 East, which point is 764 feet West of the Southeast corner of said Lot 5, thence N 0° 35' West a distance of 468.70 feet to an iron pipe; thence West a distance of 100 feet to an iron pipe; thence North 0° 35' West 685 feet to the highwater mark of Green Bay; thence North 62° 27' West along the said highwater mark of Green Bay a distance of 168.29 feet to a point; thence South 0° 35' East a distance of 637.01 feet to a point; thence South 22° 23' East a distance of 134.62 feet to an iron pipe; thence West a distance of 125 feet to a point; thence South 0° 35' East a distance of 50 feet to a point; thence West a distance of 25 feet to a point; thence South 0° 35' East a distance of 468.70 feet to the South line of Government Lot 5; thence East a distance of 350 feet to the point of beginning. Excepting from the above described tract that portion of the above described tract deeded to the Village of Sister Bay for roadway purposes as described in Volume 76 of Deeds, page 179, and Volume 104 of Deeds, page 58, Door County Records.

PARCEL II

Parcel with 2nd Bldg
A tract of land located in Government Lot 5, Section 5, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin, and described as follows: Commencing at the southeast corner of said Government Lot 5, thence West along the South line of said Government Lot 5 a distance of 1114.00 feet, thence North 0° 35' West a distance of 468.70 feet to an iron pipe, the place of beginning; thence continue North 0° 35' West a distance of 125.07 feet to an iron pipe, thence East and running through the center of a common well a distance of 100.00 feet to an iron pipe, thence South 0° 35' East a distance of 0.60 feet to an iron pipe, thence South 22° 23' East a distance of 134.62 feet to an iron pipe, thence West a distance of 150.00 feet to the place of beginning.

PARCEL III

Parcel by Schwannacke
A tract of land located in Government Lot Five (5), Section Five (5), Township Thirty-one (31) North, Range Twenty-eight (28) East, Village of Sister Bay, Door County, Wisconsin and described as follows: Commencing at the southeast corner of said Government Lot Five (5), thence West along the south line of said Government Lot Five (5) a distance of Eleven Hundred Fourteen (1114) feet, thence North 0° 35' West a distance of Four Hundred Sixty-eight and 70/100 (468.70) feet; thence East a distance of Two Hundred Fifty (250) feet to an iron pipe, the place of beginning; thence North 0° 35' West a distance of Six Hundred Eight-five (685) feet to the shores of Green Bay; thence along the shores of Green Bay South 62° 27' East a distance of Forty-six and 78/100 (46.78) feet; thence continue along the shore of Green Bay South 40° 31' East a distance of Eighty-eight and 69/100 (88.69) feet; thence South 0° 35' East a distance of Five Hundred Seventy-six and 14/100 (576.14) feet to an iron pipe; thence West a distance of One hundred (100) feet to the place of beginning.

www.co.door.wi.gov.gov/Map

Village roadway extending N. Highland Rd To 35 North

QUIT CLAIM DEED

STATE OF WISCONSIN
FORM No. 13

Wisconsin Legal Blank Commission
Milwaukee, Wisconsin 16753

Vol 104 PAGE 58

287423

This indenture, made by John Peterson, a single man, and Erwin A Bastian and Myrtle Bastian, husband and wife, grantors of Door County, Wisconsin, hereby quit-claims to Village of Sister Bay, a Municipal Corporation grantee of Door County, Wisconsin, for the sum of One dollar and other good and valuable consideration

Village of Sister Bay
the following tract of land in Door County, Wisconsin:

A tract of land three rods wide east and west and three hundred and fifty (350 ft) long north and south in Lot Five (5) Section Five (5) Township Thirtyone (North) (31 N. Range Twentyeight (28) East, for highway purposes only, and more particularly described as follows:

Beginning at a point in the center of Highway Forty-two which is 926 ft west of the Southeast corner of the SW 1/4 of the SW 1/4 Sec. Five (5) Township Thirtyone (31 North, Range Twentyeight (28) East, as described in deed 271868, recorded in Office of Register of Deeds, Door County, in Vol. 84 page 365, thence in a northerly direction along center of north-south village Highway to a point in the south line of Lot (5) Five, and the center of Village Highway running east and west, as described in deed #265131, Volume 76 of Deeds page 179, this being the point of beginning;

thence in a westerly direction along the south line of Lot Five (5) and center of east west Village Road, one and one half rods (1-1/2 rods), to a point, thence in a northerly direction and parallel with the present driveway Three hundred and fifty feet (350 ft) to a point, thence easterly a distance of three rods (3 rods) to a point, thence southerly and parallel with the present driveway leading to the Country House, a distance of Three hundred and fifty feet (350 ft) to the center of the East-West Village road heretofore described; thence westerly along the center of East-West Village Road to the place of beginning.
(One and one half rods)

In Witness Whereof, the said grantors have hereunto set their hand and seal this 27th day of April, A.D., 1955.

SIGNED AND SEALED IN PRESENCE OF

Bennett Larson
Bennett Larson

Roy Knudson
Roy Knudson

State of Wisconsin, } ss.
Door County, }

John Peterson (SEAL)
John Peterson

Erwin A. Bastian (SEAL)
Erwin A. Bastian

Myrtle P. Bastian (SEAL)
Myrtle Bastian

Personally came before me, this 22nd day of April, A.D. 1955

the above-named John Peterson, single, and Erwin A. Bastian and Myrtle Bastian, husband and wife, of Door County, Wis.

Notary Public to be the person who executed the foregoing instrument and acknowledged the same.

RECORDED FOR RECORD (the)
DOOR COUNTY, WIS. } ss.
Received for Record the 7th day
of November, D. 1955 9:55
o'clock P. M. and recorded in Vol

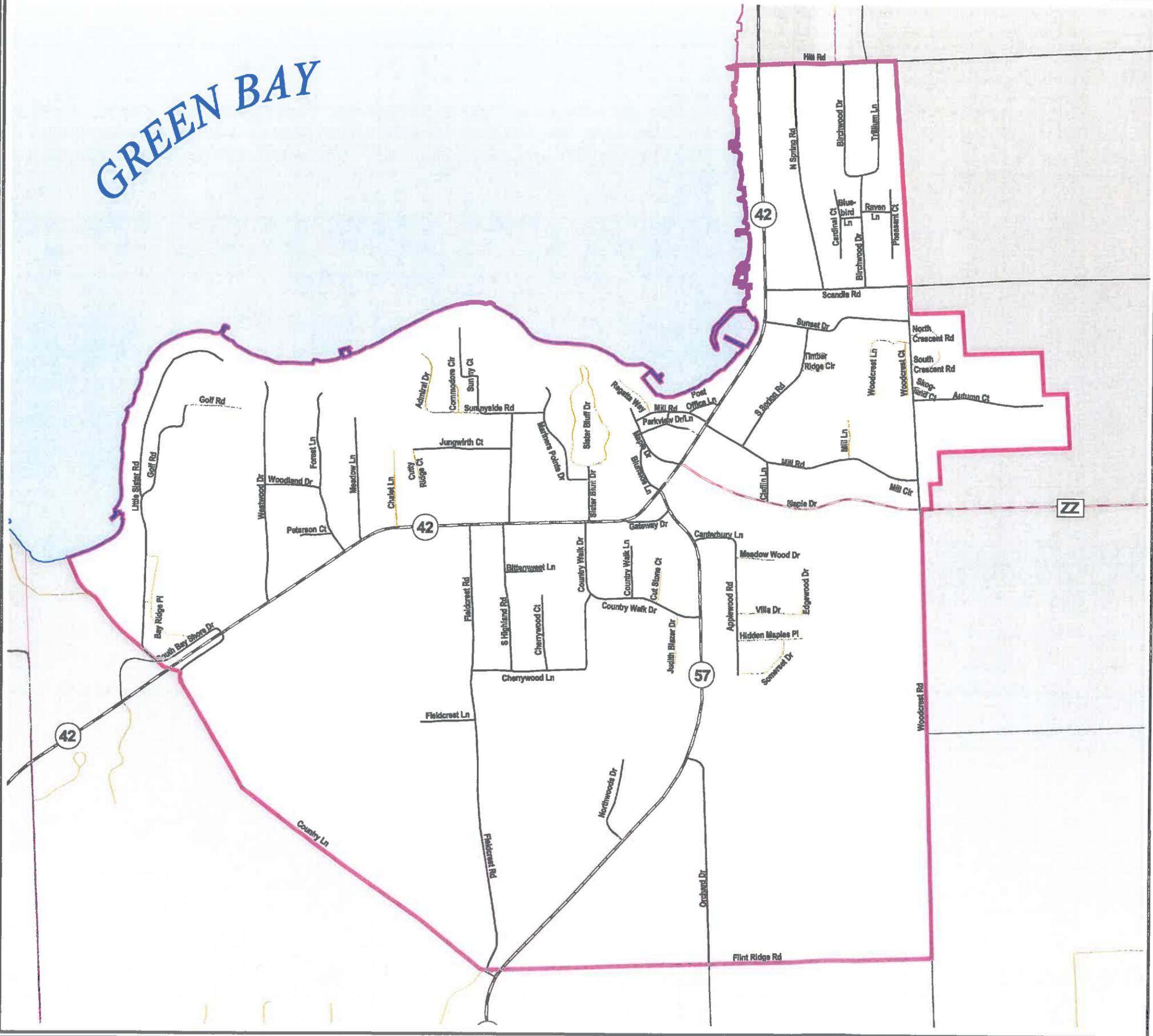
Bennett Larson
Bennett Larson
Notary Public Door County, Wis.
My commission expires August 28th A.D. 1955

150
100

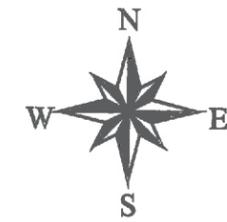
Roy Knudson

GREEN BAY

Street Map
of the
Village of Sister Bay
Door County, Wisconsin
Last Updated: July 23, 2009



- STATE HIGHWAY
- COUNTY ROAD
- TOWN ROAD
- VILLAGE STREET
- PRIVATE ROAD
- PUBLIC ALLEY
- Village Boundary



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

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



Village of Sister Bay

PLAN COMMISSION REPORT

Meeting Date: 09/27/16

Item No.: 5

Activities:

Beach-

After examining wave action on the drainage outfall pipes, JJR and Village Staff have notice impaction by small stones. We have reviewed a myriad of solutions, and are moving ahead with the placement of a few stones as a breakwater this fall. This is covered under our existing marine construction permit. JJR will coordinate the effort with Death's Door Marine to complete the installation after Fall Fest.

Harbor View- Engineering work is complete for the project, and the developer is advertising for bids for the site work. It is my understanding in talking to the developer that lots are under contract. No request for permits has been completed at this time.

Stony Ridge- Construction is actively under way.

Niagara Ridge- Construction on the final building is being completed.

Trolley – Parking has been identified as an issue in the Village. I contend that we don't have a parking problem, rather, we have a transportation problem. Our hotel lots are full at 8:30 AM, and empty by 1:00 PM. Conversely, our downtown is relatively dead at 8:30 AM, and bustling at 1:00 PM. I have proposed that we lease a Trolley to address the situation. I believe it will be more cost effective, more efficient at moving people, and be better received by the traveling public. Additionally, it will facilitate the tying of uptown and downtown, providing a critical link for developments like Country Walk Shops to pedestrian traffic that may want to go for a ride. The proposal is to run the Trolley for 6 weeks, 3 days a week, for 12 hours per day as a pilot program for mass transit in Sister Bay. I intend to approach our bars to see if they are interested in paying for the operation of the Trolley for additional late night service (we may want to advertise this through the SBAA as the "Sister Bay Pub Crawl" or some other attraction to drive business up in Sister Bay.

We will need the help of the business community to offset some of the costs, and I propose to use the University model of "pay for stop". To become a stop as a hotel or area business, you would pay a modest sponsorship of \$500-\$1000 per year. Stops should feature adequate signage that is uniform throughout the community.

The Trolley will circle the community and service each stop approximately every 30 minutes.

The project has made it through the budget process thus far, and I hope it will survive to approval in October.

Braun Site- This is consuming the vast majority of my time at the moment. We have developers for all of the Bay Shore Drive lots, and 1 on Mill Rd. There are a number of complexities that arise from developing the site in the dense fashion that we've chosen given the topography. Engineering is finalized and we are hoping to have bids for your consideration at the October 4th Board meeting. We have hit a few serious snags that we hope to resolve in the next few weeks. Construction is proposed to commence immediately after Fall Fest.

Workload- While much of what we do is never seen by the public, there is an incredibly immense volume of work product, citizen interaction, service delivery and analysis that takes place behind the scenes. It would not surprise me if every site identified in our redevelopment plan was completed by the end of 2018 at the rate we're moving.

Budget- The budget is well under way at the moment, and we expect a very modest increase in 2017 tax rates.

Respectfully submitted,

Zeke Jackson
Village Administrator

⇒ 2' x 3'
 Sandblasted
 sign foam w/
 wood grain look

⇒ New post



920-854-5378