



## PLAN COMMISSION MEETING AGENDA

Tuesday, November 29, 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. Presentation by Leslie Boden on the Dark Skies Initiative; consider an appropriate motion for action
2. Presentation by Susan Armour on a project from the Historical Society for addition of architectural monumentation of various Historic Structures; Discussion on the presentation and consider an appropriate motion for action.
3. Public Hearing on a Map Amendment and Rezoning Request for 1810008312833F for Ron and Barb Sense at 2454 Flint Ridge Rd. Discussion on the request and consider a motion to recommend adoption of a CSM and to grant rezoning on lot 3 of the CSM from B-1 to R-3.
4. Review of an amendment to plans for the Anderson Storage Project (increased setback 10' to accommodate more trees).
5. Review of a request by the Good Samaritan Society to utilize Shipping Containers for long term storage at their campus; consider an appropriate motion for action.
6. Report by the Zoning Administrator regarding development activities, various enforcement actions, and issuance of Sign and Zoning Permits.
7. 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](mailto: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 Grutzmacher asked if sufficient parking will actually be provided. Jackson responded that  
2 the required number of parking spaces, (95), will not be, but the Plan Commission does have  
3 broad discretionary authority with respect to that requirement. Discussion then turned to  
4 lighting, and Michael Daubner and Tim Cross responded that low impact bistro-style lights  
5 are depicted on the plans and will be utilized. They also noted that they intend to comply  
6 with all the Village's lighting regulations.

7  
8 Attorney Randy Nesbitt was present and confirmed that in accord with §66.0404 of the  
9 Zoning Code - Adjustments To Required Parking, the Plan Commission does have the  
10 authority to make adjustments to the required parking, impose a fee in lieu of parking or  
11 approve off-site parking. If adjustments are made to parking the Plan Commission shall  
12 review the adequacy of that parking within one year following such modification and  
13 conduct periodic reviews thereafter.

14  
15 Shumway stated that she believes it would be best for the Plan Commission to take a one  
16 year "wait and see" approach with respect to parking for "The Boathouse", and  
17 Grutzmacher and Lienau concurred.

18  
19 *It was the consensus that the Development Agreement for "The Boathouse" shall be amended in such*  
20 *fashion that it states that parking for that establishment will be reviewed and re-addressed by the Plan*  
21 *Commission in one year.*

22  
23 Cross voiced concerns about the potential for he and his partners to incur considerable  
24 expense in the future if the determination is made that their parking is not sufficient.

25  
26 Denise Bhirdo asked if it would be possible to conduct a study which identifies the required  
27 parking for all businesses in the Village, and Lienau and Jackson indicated that they intend  
28 to do just that and will present the data to the Village Board at a future meeting. They also  
29 noted that the Village Board is considering utilization of a trolley in the Village.

30  
31 *A motion was made by Shumway, seconded by Baker that the Plan Commission approves the concept*  
32 *plans, site plans, elevation drawings, parking plan, lighting plan, landscaping plans, and architectural*  
33 *drawings for "The Boathouse" which were reviewed at this meeting as amended, on the condition that*  
34 *the performance standards of the Zoning Code must be met. Parking for "The Boathouse" will be*  
35 *reviewed by the Commission in approximately one year and may be subject to additional requirements.*  
36 *Attorney Nesbitt will draft a recordable letter for Ken and Candie Church to sign which states that*  
37 *they have no objections to a 3 foot side yard setback being maintained on both properties, and that*  
38 *document must be recorded in the Office of the Register of Deeds for Door County in a timely fashion.*  
39 *Motion carried - All ayes.*

40  
41 A page-by-page review of the draft of the Development Agreement which was included in  
42 the meeting packets was then conducted, and during the review process the Commission  
43 members pointed out some typographic errors and suggested some grammatical revisions.  
44 Jackson took note of all of them.

45  
46 *Bhirdo stated that because of the location of "The Boathouse" she believes Section 35 of the*  
47 *Development Agreement should state that outdoor music shall cease no later than 10:00 P.M. Several*  
48 *of the Commission members concurred, and Cross stated that he would not have any objections to*

1 *such a condition being imposed most of the time, but if a wedding is conducted that could become an*  
2 *issue. It was the consensus that the time limit delineated in Section 35 of the Development Agreement*  
3 *shall be 10:00 P.M. unless the Parks Committee grants permission for it to be extended to 11:00 P.M.*

4  
5 *A motion was made by Grutzmacher, seconded by Howard that the Plan Commission recommends*  
6 *that the Development Agreement which was reviewed at this meeting pertaining to the Boathouse,*  
7 *which establishment is located at 10716 N. Bay Shore Drive in the Village of Sister Bay, be approved*  
8 *as amended. Motion carried – All ayes.*

9  
10 *At 7:19 a brief recess was taken and the Commission reconvened at 7:29 P.M.*

11  
12 **Item No. 1. Review of plans for a commercial development for JACO Management on Lots**  
13 **7 and 8 of the Sister Bay Marketplace PUD; consider a motion to recommend approval to**  
14 **the Village Board:**

15 Since January, 2016 at least ten noticed public meetings have taken place regarding  
16 development of the Braun Property, which is now referred to as “Sister Bay Marketplace”. A  
17 Public Hearing was also conducted on March 22, 2016. The Village Board authorized the  
18 Village’s engineers to draft parking plans for the property, and based on the concept  
19 drawings which had been prepared for the development they determined that a couple of  
20 retaining walls would be required. Originally Village officials thought that there would be  
21 eighty-seven parking spaces within “Sister Bay Marketplace”, but based upon the  
22 topography of the property and cost considerations that number has now been reduced to  
23 sixty spaces. Several of the Commission members voiced concerns about there being  
24 sufficient parking in the entire downtown area, especially if a motel is constructed at some  
25 point in time.

26  
27 *At 7:36 P.M. a brief recess was taken as Lienau indicated that he needed to confer with the Village*  
28 *Attorney, and the Commission members reconvened at 7:44 P.M. At that time Lienau pointed out that*  
29 *the Plan Commission should base any decisions they make with respect to parking for Lots 7 and 8*  
30 *upon the development information which has been provided to them thus far.*

31  
32 Plans for the restaurant Chris Schmeltz and Jody Wuollette would like to construct on Lots 7  
33 and 8 of the Sister Bay Marketplace PUD were included in the meeting packets, and those  
34 plans now depict construction of a 300 seat restaurant which is equipped with an elevator. In  
35 accord with one interpretation of the Zoning Code ninety-five parking spaces will be  
36 required for the restaurant, but as was stated previously the Plan Commission does have  
37 broad discretionary authority with respect to that requirement. Wuollette noted that he and  
38 Schmeltz do not anticipate that the restaurant which is depicted on the plans which were  
39 included in the meeting packets will ever be open before 5:00 P.M. He also provided  
40 documentation which proves that on the busiest day of the season at “LURE”, an existing  
41 300 seat restaurant which is located in the Village, the customer count was 404 customers for  
42 the entire day. Wuollette stressed that under no circumstances does he ever want 300 people  
43 in the “Sister Bay Marketplace” restaurant at one time, but due to the provisions of the  
44 State’s liquor licensing regulations that is his only available licensing option. Given the way  
45 the proposed kitchen has been designed he anticipates that the maximum number of people  
46 he can seat and serve at one time would be 150.

47

1 Following Wuolette's presentation Jackson asked if the Plan Commission members felt that  
2 the documentation and testimony submitted by Wuolette satisfied the requirements of  
3 §66.0404(a)(1) of the Zoning Code. (That section states, "The following provisions and factors  
4 shall be used as a basis to adjust parking requirements: (1) Evidence that actual parking  
5 demands will be less than chapter requirements. The petitioner shall submit written  
6 documentation and data to the satisfaction of the Plan Commission that the operation will  
7 require less parking than the chapter requires.") Howard and Grutzmacher confirmed that  
8 they believed sufficient information had been provided, and the other Commission members  
9 concurred.

10  
11 Nesbitt stated that in accord with §66.0404(a)(3) of the Zoning Code it would be possible for  
12 the Plan Commission and Village Board to consider whether or not optional modes of  
13 transportation are available in the community.

14  
15 Schmeltz pointed out that one of the conditions of the accepted Offer To Purchase for the  
16 property in question was that the Village would make parking requirement concessions. If  
17 all had gone according to plans they would have been ready to break ground as early as next  
18 Monday.

19  
20 Sharon Doersching noted that she saw how much the parking lot on the property in  
21 question, which is vacant, was used during "the season", and firmly believes that additional  
22 parking spaces will be warranted once new businesses are opened. If a new parking lot is  
23 created she believes the additional expense should be shared by all businesses within the  
24 PUD.

25  
26 Bhirdo stated that she does not believe any of the employees of the businesses in Sister Bay  
27 Marketplace should be allowed to park on-site or on Mill Road/Bay Shore Drive.

28  
29 Lengthy discussion took place regarding parking for Schmeltz and Wuolette's restaurant,  
30 and it was eventually the consensus that the parking for that establishment shall likewise be  
31 reviewed by the Plan Commission in one year and may be subject to additional  
32 requirements.

33  
34 The Plan Commission members then discussed the merits of evaluating every B-3 zoned  
35 property in the Village in accord with §66.0404(g) of the Zoning Code over the course of the  
36 next year.

37  
38 Attorney Nesbitt noted that one way to address the parking problems which have been  
39 identified would be to create a Business Improvement District. If that were to occur all B-3  
40 zoned properties could be assessed in some fashion for parking needs. Jackson has done  
41 some preliminary calculations, and based upon his analysis thus far, nearly every business in  
42 the downtown area does have a parking space deficit. Jackson noted that if every business in  
43 the densely developed downtown area actually had adequate on-site parking there would be  
44 no need for the public parking areas on Bay Shore Drive or Mill Road, or any of the public  
45 parking lots to be utilized by anyone other than those who utilize the beach or parks.

46  
47 A site plan, floor plans, a lighting plan, a parking proposal, elevation drawings and a  
48 landscaping plan for the building Schmeltz and Wuolette would like to construct were

1 included in the meeting packets, and the Commission members jointly reviewed all of those  
 2 documents. During the review process the Commission members noted that they are  
 3 amenable to allowing the roofline to encroach 2'6" onto the adjoining lot.

4  
 5 *Schmeltz presented samples of "Cinnabar" LP Smart Siding and "Pewter Weatherwood" CertainTeed*  
 6 *shingles, and stated that those are the materials he would like to use on the previously mentioned*  
 7 *restaurant. He also indicated that he would like the building to have white trim. It was the consensus*  
 8 *that the proposed siding and shingles as well as proposed color choices are acceptable.*

9  
 10 *A motion was made by Howard, seconded by Baker that the concept plans, site plans, elevation*  
 11 *drawings, parking plan, lighting plan, landscaping plans, and architectural drawings for the building*  
 12 *JACO Management, LLC would like to construct on Lot #7 and Lot #8 of the Sister Bay Marketplace*  
 13 *PUD which were reviewed at this meeting are approved as amended, on the condition that the*  
 14 *performance standards of the Zoning Code must be met. The proposed shingles, siding and color*  
 15 *samples which were reviewed at this meeting are also approved as presented, and parking for the*  
 16 *previously mentioned building will be reviewed by the Plan Commission in approximately one year*  
 17 *and may be subject to additional requirements. Motion carried – All ayes.*

18  
 19 A draft of an applicable Development Agreement was included in the meeting packets, and  
 20 the Commission members jointly reviewed that document. During the review process some  
 21 grammatical and typographic revisions were suggested and Jackson took note of all of them.  
 22 The Commission members again agreed that the time limit for outdoor music, which is  
 23 delineated in Section 36 of the Development Agreement, shall be 10:00 P.M. unless the Parks  
 24 Committee grants permission for that time limit to be extended to 11:00 P.M.

25  
 26 *A motion was made by Bell, seconded by Shumway that the Plan Commission recommends that the*  
 27 *Development Agreement with JACO Management, LLC which pertains to Lots 7 and 8 of the "Sister*  
 28 *Bay Marketplace" PUD and was reviewed at this meeting be approved as amended. Motion carried –*  
 29 *All ayes.*

30  
 31 **Item No. 3. Report by the Zoning Administrator regarding development activities, various**  
 32 **enforcement actions, and issuance of Sign and Zoning Permits:**

33 Jackson noted that he didn't have anything further to report, but asked if any of the  
 34 Commission members had any questions for him. No one responded.

35  
 36 **Item No. 4. Matters to be placed on a future agenda or referred to a committee, official or**  
 37 **employee:**

38 *It was the consensus that the following issues shall be addressed at a future meeting of the Plan*  
 39 *Commission:*

- 40 • *Discussion regarding parking issues throughout the Village.*

41  
 42 **Adjournment:**

43 *A motion was made by Grutzmacher, seconded by Baker to adjourn the meeting of the Plan*  
 44 *Commission at 9:31 P.M. Motion carried – All ayes.*

1 Respectfully submitted,

2 

3 Janal Suppanz,

4 Assistant Administrator

## **Village of Sister Bay Historic Plaque Project**

Sister Bay Historical Society is searching for new and innovative ways to enhance the historical awareness of residents and visitors of our community. Plaque programs provide one of the most effective and least expensive ways of bringing history "to the streets."

Historic plaques can be a wonderful way to educate the public about the remarkable history of our village, and the incredible events, people, and growth connected to sites all around us. The knowledge and connection to the past instills a sense of place and pride for the current owners.

By partnering with business owners, caring residents, and history enthusiasts in our community and beyond Sister Bay Historical Society can better preserve and care for our history today and for future generations. Caring for the numerous historical artifacts and 16 local historical buildings at Corner of the Past Museum is expensive, as is researching, documenting, and storing all of the family and local histories. The history belongs to the Village of Sister Bay.

We invite you to join us in preserving the Village of Sister Bay history, in any or all ways you are able.

### **Program Goals and Objectives**

The Historic Plaque Program is being organized for multiple reasons including:

- **Membership.** Plaque programs allow a historical society a means by which it can expand its outreach and membership. For building and home owners who may not be members of or active in a historical society but who are, nevertheless, interested in local history and historic preservation, participation in a plaque program often serves as the first step toward more active involvement.
- **Education.** Marking a substantial number of buildings in a given district or a neighborhood provides a graphic image of the history of that area. As such, the historical society may find itself better able to bring history directly to those it was previously unable to reach - uninvolved residents, visitors, or tourists.
- **Fund Raising.** A plaque program has the potential to be a fund raiser for the sponsoring organization. Dealers are willing to sell plaques to historical societies at wholesale prices. The historical society may, in turn, either pass these discounts on to the building owner or use the discount for their own fund raising purposes. Currently we will be passing the savings on to participants.

Our interpretive program involves the land marking of historic sites using plaques with customized wording and/or photos describing the specific structure or site. The plaques will provide a bit of the history of a specific site. The primary program objective is community

education and getting our story to the streets. Furthermore, a plaque program of this sort can be used as a basis for a walking tour.

Roadside or ground markers are a special type of interpretive markers. Larger than the usual interpretive plaque, roadside markers permit the communication of more detailed information. Typically, these are mounted on a post adjacent to the historic site, unlike plaques, which are mounted on the wall of a building. These would be wonderful for our park and waterfront area and may be considered in the future.

One of the objectives of the program is to increase community awareness of the activities of the historical society, therefore it is important that all plaques ordered through the program are of a consistent format. "Sister Bay Historical Site" will be printed at the top and "Sister Bay Historical Society" on the bottom.

### **Eligibility Criteria**

Any structure or site within the Village of Sister Bay that meets one or more of the following criteria is eligible for the program:

1. It's value as a reminder of the cultural or archaeological heritage of the village or town.
2. It's location as a site of a significant local event.
3. It's identification with a person or persons who significantly contributed to the development of the village or town.
4. It's identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the area.
5. It's value as a building that is recognized for the quality of its architecture and that retains sufficient elements showing architectural significance.
6. It's characteristic of an architectural style of a period.

### **Application Process**

The process to get a Historic plaque is to fill out the application along with a photograph of the property. The application entails gathering the property's history, including property deed, city directory, census, and plat map research. Once submitted, the Sister Bay Historical Society will review the application to determine if it meets the eligibility criteria.

Much of the information can be found online, at the county records office, or in your own abstract. Additional information can be found in researching historic newspapers for the area, census records, and property deeds.

Applicants are required to do the initial research on their properties for eligibility. Members of Sister Bay Historical Society may ask for research assistance free of charge. A minimal charge will be assessed for non-members. After the property is accepted into the project, Sister Bay Historical Society will continue to research and add to your history free of charge.

After the review, we will contact you. If accepted the fee for the plaque is also required at this time.

A register number will be assigned and the plaque will be ordered. The register numbers are a coding system for the Village's permanent records of its historic resources. The register numbers also allow the Sister Bay Historical Society to correlate its historic resource records with neighborhood walking tours.

### **Mode of Fabrication:**

**Metal Casting:** Plaques fabricated in this method are usually made from either bronze, aluminum, or iron. All three must be cast in a foundry; however, not all foundries are alike. Depending on the equipment and casting process used by a foundry, the price of a cast plaque can vary greatly. Furthermore, there are advantages and disadvantages for each type of material. Aluminum, while typically priced in the middle range, looks less expensive and may corrode over time. Bronze, while the most expensive, looks more dignified and lasts longer.

Note: there seems to be a wide variety of ideas as to how long the aluminum lasts.

The size will be 11"x8" oval for all buildings. The signs can be brown, black or green. We can have a custom paint of blue if desired, with an additional cost. Each sign can have up to 172 characters.

The price for Bronze \$246 and for Aluminum \$197. There is a 10% discount offered to Historical Societies, which we will pass on to the business owners. It will hopefully cover the shipping cost.

The limited wording on the plaques necessitates us supporting the program with an expanded walking tour, much like Egg Harbor's. We will also make this available online, for those wanting to use their phones and get additional information. The online version can include additional pictures, stories about the property, etc.

I am recommending the Bronze Plaques for our project.

### **Supporting Literature**

Sister Bay Historical Society will produce an extended walking tour brochure to accompany the plaques. The walking tour will list the property, the history, and a historic photo if available in the brochure. These will be distributed to the business owners to hand out to visitors.

The online version we would like to be hosted by the Village or SBAA, this will be directed to SBHS.



## 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, November 29, 2016 at 5:30 P.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 rezoning for a portion of parcel 181-00-083122833f, commonly addressed as 2454 Flint Ridge Rd.

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  
[zeke.jackson@sisterbaywi.gov](mailto:zeke.jackson@sisterbaywi.gov)

CERTIFIED SURVEY MAP  
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 8,  
T. 31 N., R. 28 E., VILLAGE OF SISTER BAY, DOOR COUNTY, WISCONSIN

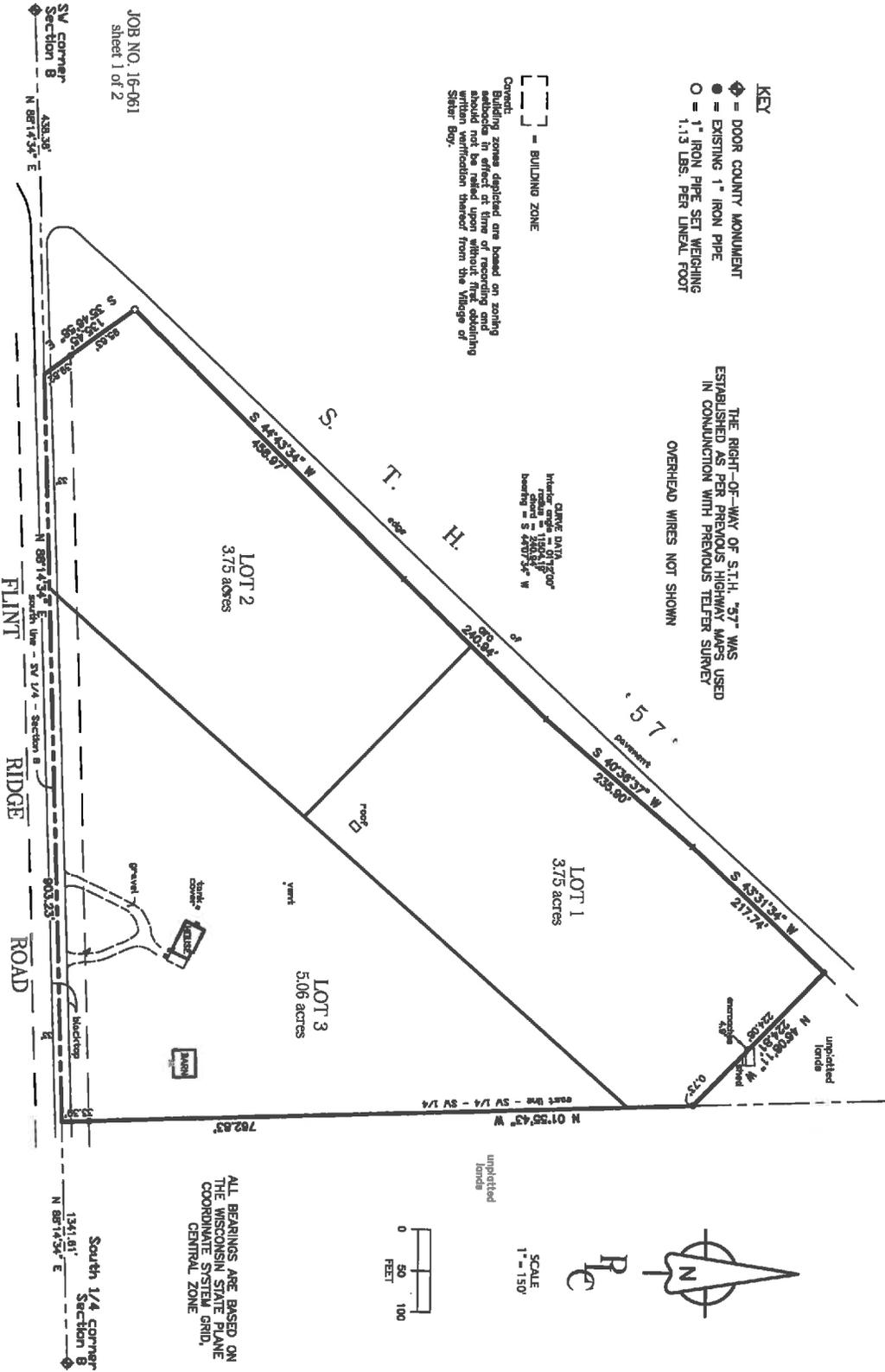
- KEY**
- ◆ = DOOR COUNTY MONUMENT
  - = EXISTING 1" IRON PIPE
  - = 1" IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT

THE RIGHT-OF-WAY OF S.T.H. "37" WAS ESTABLISHED AS PER PREVIOUS HIGHWAY MAPS USED IN CONJUNCTION WITH PREVIOUS TIE-TRIP SURVEY. OVERHEAD WIRES NOT SHOWN

--- = BUILDING ZONE

**Comment:**  
Building zones depicted are based on zoning ordinance. If zoning ordinance is amended, this map should not be relied upon without first obtaining written verification thereof from the Village of Sister Bay.

CURVE DATA:  
Horizontal angle = 01°12'00"  
Chord = 116.81 ft  
Sight = 348.81 ft  
bearing = S 94°07'24" W



SCALE  
1" = 150'



ALL BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE

CS-1

JOB NO. 16-061  
sheet 1 of 2

SW CORNER  
Section 8  
438.38' N 88°14'34" E

FLINT

RIDGE

ROAD

South 1/4 CORNER  
Section 8  
1341.81' N 88°14'34" E

**SURVEYOR'S CERTIFICATE:**

I, Joseph Schroedl, registered land surveyor for Peninsula Land Consultants, LLC, do hereby certify that I have surveyed the following described parcel under the direction of Ronald & Barbara Sense, owners of said property;

A parcel of land located in the SW ¼ of the SW ¼, Section 8, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin bounded and described as follows;

Commencing at the SW corner of said Section 8, thence N 88°14'34" E – 438.38 feet, along the south line of the SW ¼ of Section 8, to the point of beginning of lands to be described; thence continuing along said south line (also being the centerline of Flint Ridge Road) N 88°14'34" E – 903.23 feet to the SE corner of the SW ¼ of said SW ¼, thence N 01°55'43" W – 762.83 feet along the east line of said SW ¼ of the SW ¼, thence N 46°08'11" W – 224.81 feet to the southeasterly right-of-way line of S.T.H. "57", thence along said southeasterly right-of-way line as follows; S 43°31'34" W – 217.74 feet, thence S 40°36'37" W – 235.90 feet, thence 240.94 feet along the arc of a curve to the right whose chord bears S 44°07'34" W – 240.94 feet (interior angle = 01°12'00", radius = 11504.19 feet), thence S 44°43'34" W – 458.97 feet, thence S 35°46'58" E – 135.45 feet to the point of beginning.

Said parcel contains 547,274 square feet (12.56 acres) of land, the southerly 33 feet being reserved for the rights of the public along the town road known as Flint Ridge Road.

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof. Also, that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes.

Dated \_\_\_\_\_

\_\_\_\_\_  
Joseph Schroedl  
R. L. S. 1781

**OWNER'S CERTIFICATE:**

As owners, we hereby certify that we have caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Ronald J. Sense

Dated: \_\_\_\_\_

\_\_\_\_\_  
Barbara L. Sense

**CERTIFICATE OF THE VILLAGE OF SISTER BAY**

This Certified Survey Map has been submitted to and approved by the Village of Sister Bay.

Dated \_\_\_\_\_

\_\_\_\_\_  
Village Representative

**CERTIFICATE OF THE REGISTER OF DEEDS**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_  
Recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ as Document No. \_\_\_\_\_

\_\_\_\_\_  
Carey Petersilka, Register of Deeds

LINDA HEDEEN & TERRY L WURSTER  
2455 FLINT RIDGE RD  
SISTER BAY, WI 54234

COUNTY OF DOOR  
(NORTH CTY SHOP)  
1001 S. DULUTH  
STURGEON BAY, WI 54235

IRONWOOD RESIDENCE LLC  
2621 SHOREWOOD DR  
OSHKOSH, WI 54901

RONALD J & BARBARA L SENSE  
3881 S 102ND ST  
GREENFIELD, WI 53228

DAVID R PETERSON  
PO BOX 371  
8008 SOLITUDE LN  
BAILEYS HARBOR, WI 54202

DEBORAH K HOMAN  
PO BOX 111  
STURGEON BAY, WI 54235

FREDERICK W JOHNSON  
10372 STATE HIGHWAY 57  
SISTER BAY, WI 54234

KIM G & LAURA L WINDSOR  
10321 COUNTRY LN  
SISTER BAY, WI 54234

RODNEY A HEDEEN  
210 OCEAN DR  
TAVERNIER, FL 33070

VILLAGE OF SISTER BAY  
PO BOX 769  
SISTER BAY, WI 54234

SIGRID OSTREM  
2806 LINDEM LN  
SISTER BAY, WI 54234

TIMOTHY J RADUENZ  
3841 24TH ST - UNIT A  
SAN FRANCISCO, CA 94114,

LEIF M MICKELSON  
1968 COUNTY HIGHWAY ZZ  
SISTER BAY, WI 54234

TERRI JEAN ANDERSON  
10279 ORCHARD DR  
SISTER BAY, WI 54234

SCOTT E & JULIE A BARNES  
PO BOX 445  
EPHRAIM, WI 54211

PAULA A HEDEEN  
12786 N PORTE DES MORTS  
ELLISON BAY, WI 54210

JOHN O SMITH  
2447 FLINTRIDGE RD  
SISTER BAY, WI 54234

CATHERINE J YOCUM  
76 COVERED BRIDGE RD  
C/O MARGARET KLAASSEN  
MILTON, PA 17847

THOMAS W & SUSAN M SCHUYLER  
9004 INDIANAPOLIS BLVD  
HIGHLAND, IN 46322

DOROTHY J ANDERSON  
2141 RIDGE AVE  
EVANSTON, IL 60201

FREDERICK W JOHNSON  
10372 STATE HIGHWAY 57  
SISTER BAY, WI 54234

CHRISTOPHER & ELIZABETH HECHT  
10347 ORCHARD DR  
SISTER BAY, WI 54234

SONYA C LARSEN  
309 WOODRIDGE AVE  
IOWA CITY, IA 52245

DEBORAH K HOMAN  
PO BOX 111  
STURGEON BAY, WI 54235

MATTHEW J TISHLER  
PO BOX 743  
SISTER BAY, WI 54234

TERRY R & LINDA J ZIELKE  
PO BOX 255  
SISTER BAY, WI 54234

BEATRICE A LAPP  
3518 GIBRALTAR RD  
FISH CREEK, WI 54212

COUNTY OF DOOR  
(NORTH CTY SHOP)  
1001 S. DULUTH  
STURGEON BAY, WI 54235

DOVETAIL ACRES LLC  
2455 FLINT RIDGE RD  
SISTER BAY, WI 54234

ROBERT V SITTE  
10346 COUNTRY LN  
SISTER BAY, WI 54234

SISTER BAY HISTORICAL SOCIETY  
PO BOX 34  
SISTER BAY, WI 54234

LINDA HEDEEN & TERRY L WURSTER  
2455 FLINT RIDGE RD  
SISTER BAY, WI 54234

PAUL W & DOROTHY E VANDER MAAZEN  
PO BOX 7222  
APPLETON, WI 54912

BRIAN B SMITH  
10307 FIELDCREST RD  
SISTER BAY, WI 54234

DAVID R PETERSON  
PO BOX 371  
8008 SOLITUDE LN  
BAILEYS HARBOR, WI 54202

CARRIE BERGWIN  
PO BOX 747  
SISTER BAY, WI 54234

IRONWOOD RESIDENCE LLC  
2621 SHOREWOOD DR  
OSHKOSH, WI 54901

RONALD J & BARBARA L SENSE  
3881 S 102ND ST  
GREENFIELD, WI 53228

JUDITH R STEGER  
10371 FIELDCREST RD  
SISTER BAY, WI 54234

DAVIS & ELIZABETH SITTE  
10315 FIELDCREST RD  
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

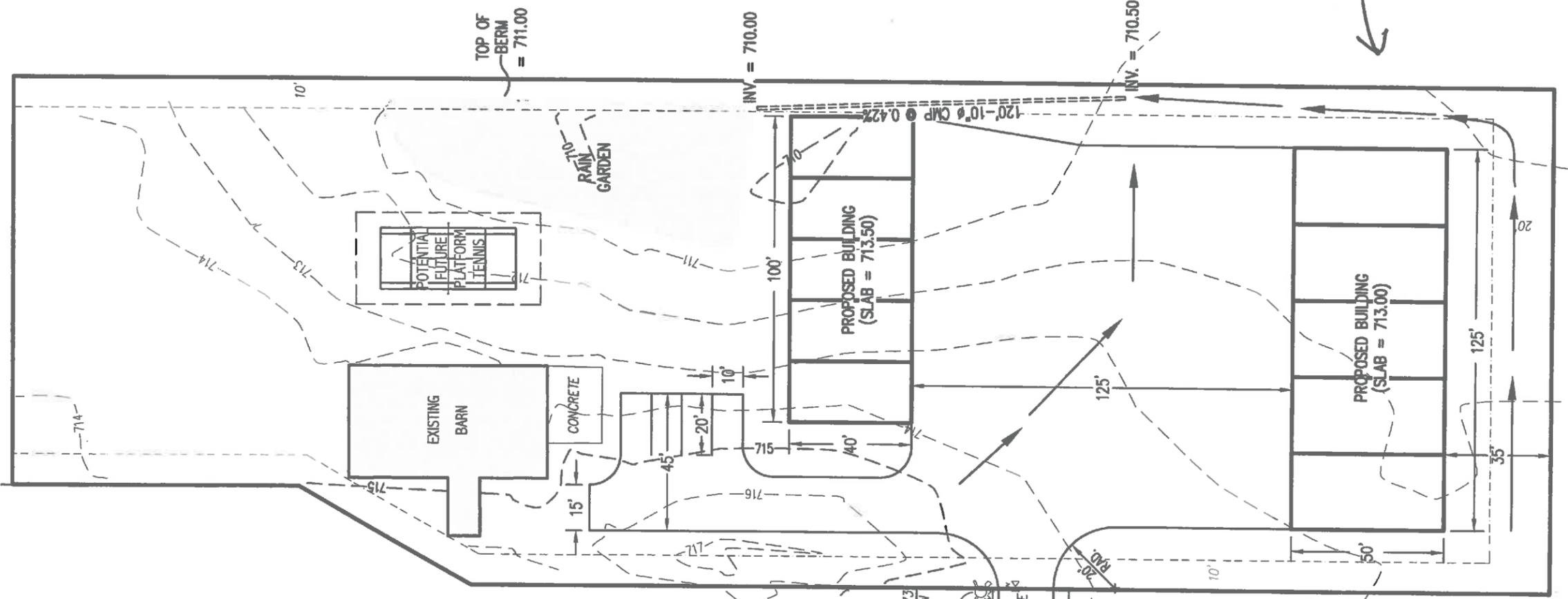
NATE BELL  
10785 PHEASANT COURT  
SISTER BAY, WI 54234

DAVID W. LIENAU  
P.O. BOX 823  
SISTER BAY, WI 54234

SCOTT BAKER  
2525 JUNGWRTH COURT  
SISTER BAY, WI 54234

11/10/16 UPDATE

MOVED  
BLDG 10' NORTH



**SITE STATISTICS**

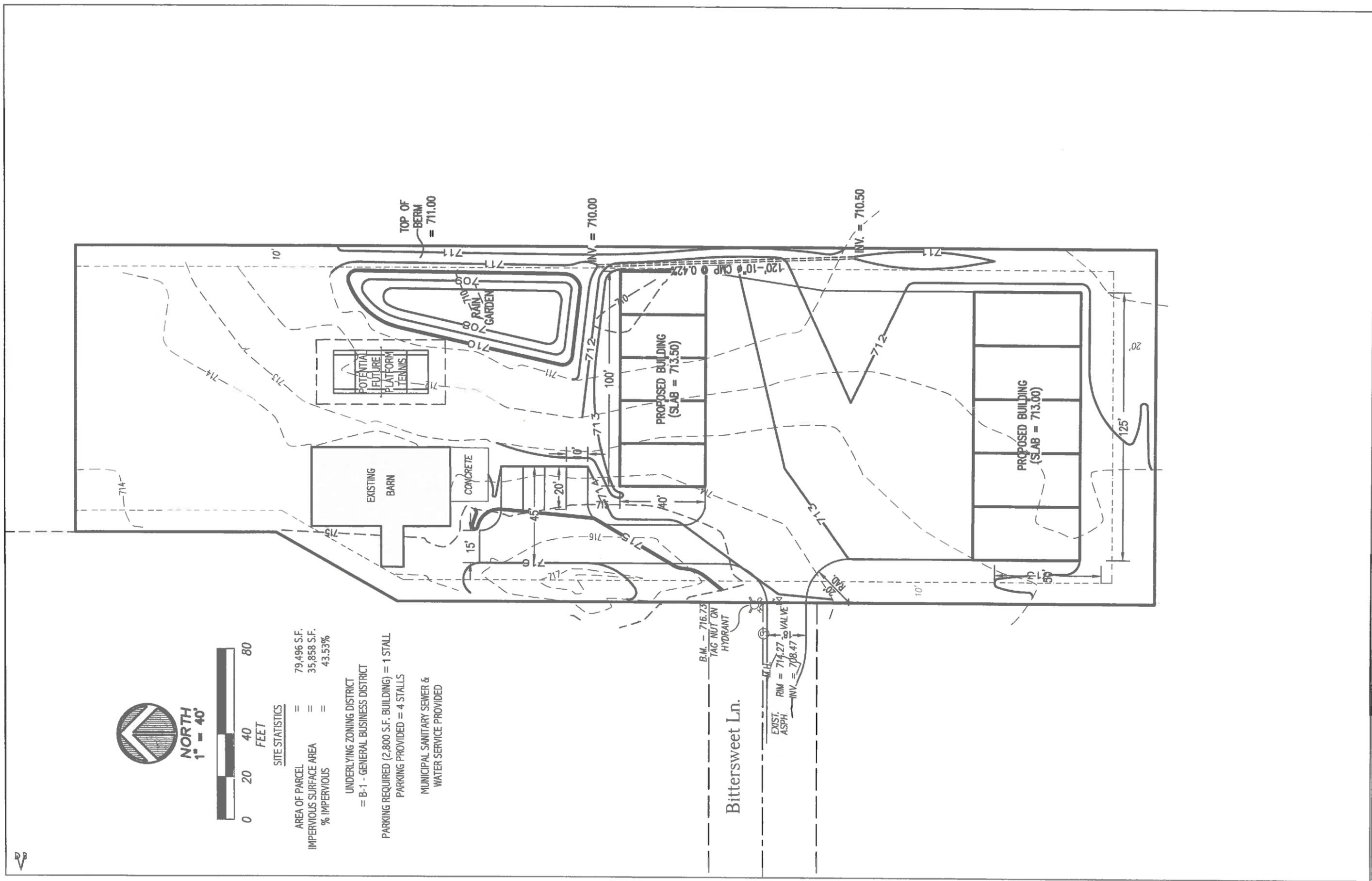
AREA OF PARCEL	=	79,496 S.F.
IMPERVIOUS SURFACE AREA	=	34,608 S.F.
% IMPERVIOUS	=	43.53%

UNDERLYING ZONING DISTRICT  
= B-1 - GENERAL BUSINESS DISTRICT

PARKING REQUIRED (2,800 S.F. BUILDING) = 1 STALL  
PARKING PROVIDED = 4 STALLS

MUNICIPAL SANITARY SEWER &  
WATER SERVICE PROVIDED

<b>PLANNED UNIT DEVELOPMENT</b> PU 22662 PU 01	<b>Bittersweet Lane Storage Units</b> the Engineering-Surveying & oil science Baudhuin Incorporated P.O. BOX 106 55 S. 3RD AVENUE STURGEON BAY, WI 54225 FAX: 920-743-8217 PHONE: 920-743-8211	DATE: 11-10-16
		THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN. THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER OF THIS DOCUMENT IS THE USER. PART OF DRAWING: 11. BLDG 10' NORTH
DRAWN BY: D.P.V.B.		CHECKED BY: S.J.P. - P.E.



**SITE STATISTICS**

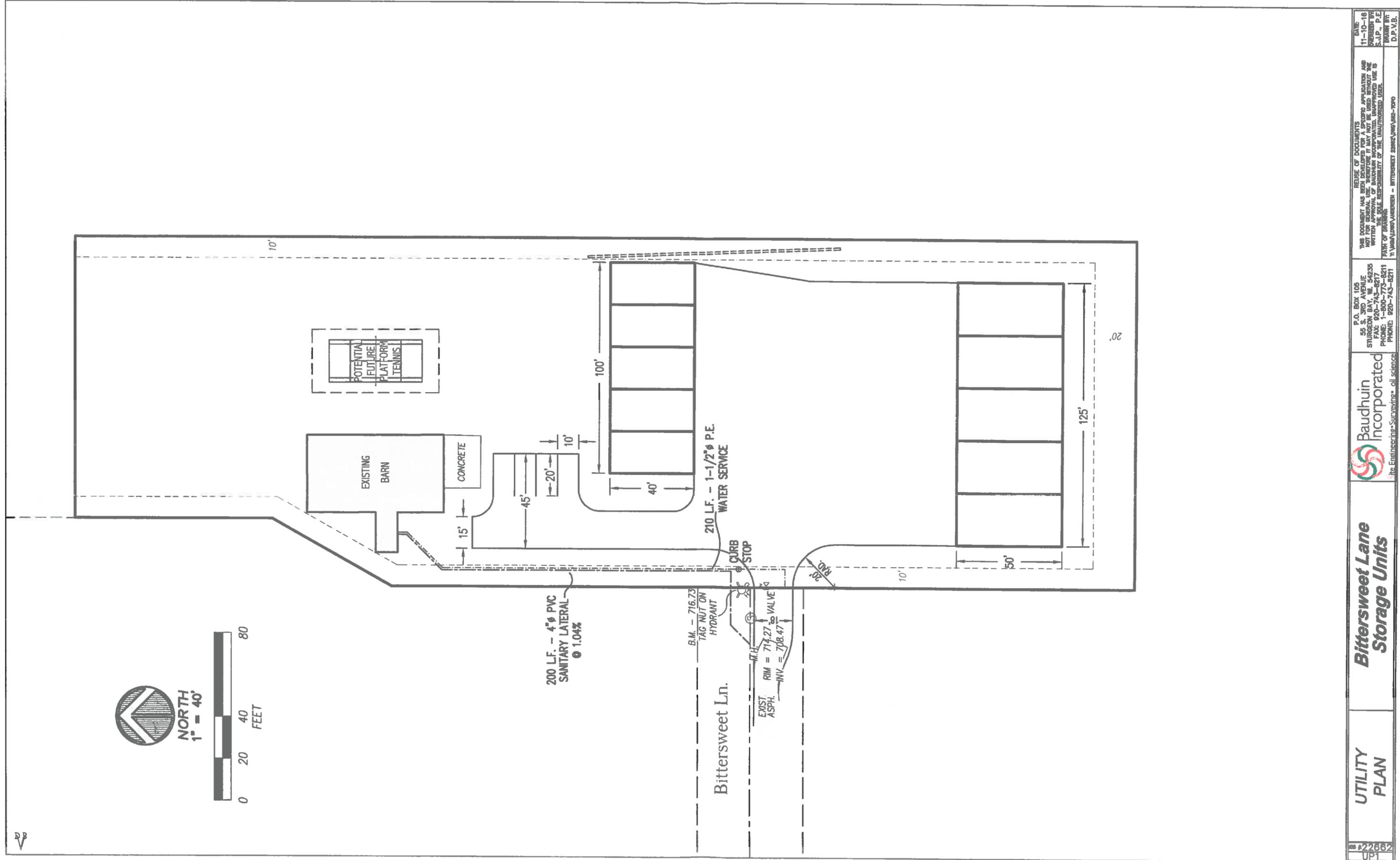
AREA OF PARCEL	=	79,496 S.F.
IMPERVIOUS SURFACE AREA	=	35,858 S.F.
% IMPERVIOUS	=	43.53%

UNDERLYING ZONING DISTRICT  
= B-1 - GENERAL BUSINESS DISTRICT

PARKING REQUIRED (2,800 S.F. BUILDING) = 1 STALL  
PARKING PROVIDED = 4 STALLS

MUNICIPAL SANITARY SEWER &  
WATER SERVICE PROVIDED

P.O. BOX 105 55 S. 3RD AVENUE STURGEON LAKE, WI 54235 FAX: 920-743-8211 PHONE: 1-800-773-8211 PHONE: 920-743-8211	REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN REPRODUCED FOR GENERAL USE AND NOT FOR GENERAL USE. REPRODUCTION OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED, UNAUTHORIZED USE IS PROHIBITED. THE USER ASSUMES THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USE. 11-10-16 S.J.P., P.E. DION BR. D.P.V.B.
#22662 GP1	



22662  
UPI

UTILITY  
PLAN

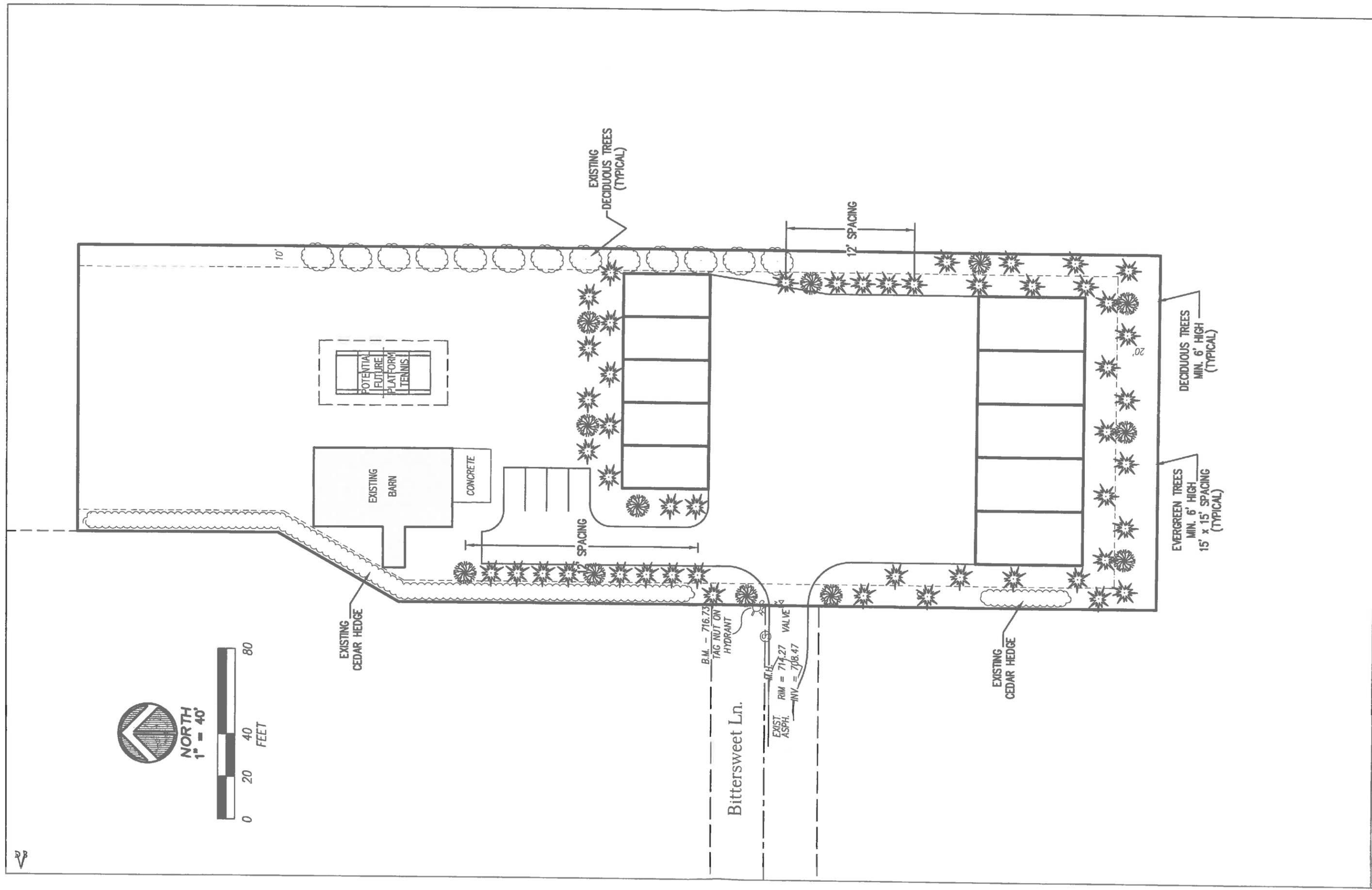
**Bittersweet Lane  
Storage Units**

**Baudhuin  
Incorporated**  
ite Engineering-Surveying • oil science

P.O. BOX 105  
55 S. 3RD AVENUE  
STURGEON BAY, WI 54935  
TEL: 920-743-8211  
PHONE: 920-743-8211

THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. IT IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER TO OBTAIN WRITTEN APPROVAL OF BAUDHUIN INCORPORATED, UNAUTHORIZED USE IS PROHIBITED.  
DATE: 11-10-16  
DESIGNED BY: S.J.P. - P.E.  
DRAWN BY: D.P.V.B.

REUSE OF DOCUMENTS  
BY ANY OTHER USER WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED IS PROHIBITED.  
ATTACHMENT 22662.dwg (11/10/16)



<b>LANDSCAPE PLAN</b> 22662 LST	Baudhuin Incorporated Site Engineering-Surveying - all sciences	P.O. BOX 105 65 S. 3RD AVENUE STURGEON BAY, WI. 54235 FAX: 920-745-8217 PHONE: 1-800-773-8211 PHONE: 920-745-8211	DATE: 11-10-16 DRAWN BY: S.J.P. CHECKED BY: D.P.V.B.
		NOTICE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. HEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF BAUDHUIN INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER. PART OF DRAWING: 11:WWW\DWG\AUGUSTEN - BITTERSWEET 22662\DWG\22-1016	

October 24, 2016

Dear Zeke Jackson, and Village of Sister Bay,

I would like to request permission to obtain 1-2 20 foot shipping containers to use for storage of building supplies and equipment – please view attached specifications.

I have reviewed the zoning code regarding exterior storage, and feel that if we place these containers in the location designated on the enclosed maps that they will be well disguised and virtually non-visible to the public and our residents. I would invite you and/or any Village representatives to come to our facility and view the location.

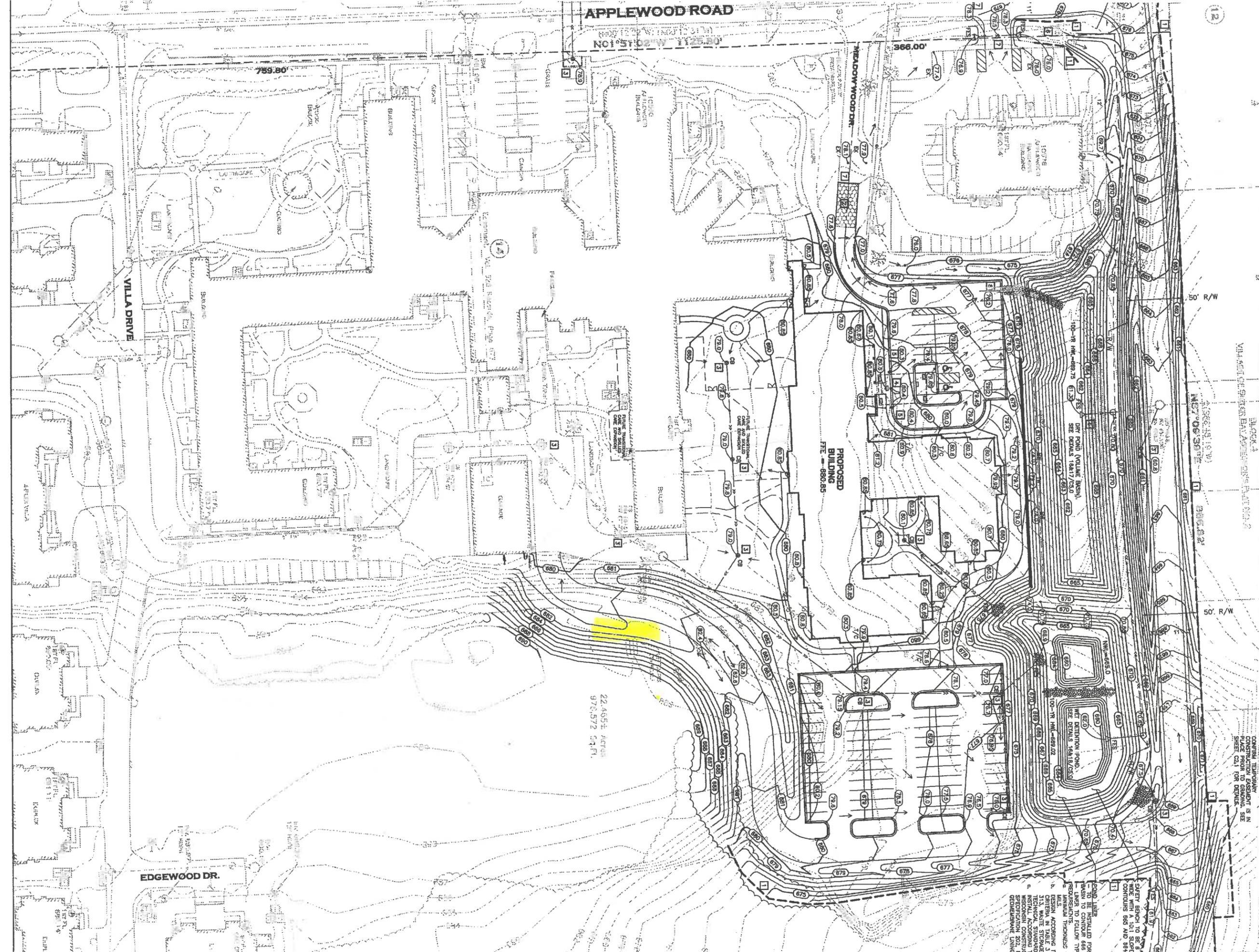
I am requesting permission for this type of a storage unit as we are unable at this time to build a formal garage area, and in preparation for our upcoming construction, we have items which we need to remove from our existing old assisted living building that will need to be stored on campus for access and utilization in our occupied units.

I am hoping that the Village will allow us to utilize this type of unit to meet our needs. Please let me know what type of questions you have, and when you would be available to review the proposed location site on our campus. Rich Demeuse, Environmental Services Director is also available to answer any questions you might have regarding the location of the units, unit specifications, or need. Our phone number is 854-2317.

Thank you,



Michele Notz, Administrator



CONTINUED TEMPORARY  
CONSTRUCTION ESSENTIAL IS IN  
PLACE PRIOR TO GRADING. SEE  
SHEET C-01 FOR DETAILS.

1. SOUND LINES  
TO BE STALLED FOR  
GRADE TO FOLLOW 771  
REQUIREMENTS:  
MINIMUM THICKNESS:  
a. DESIGN ACCORDING TO  
CRITERIA IN TABLE 3  
b. 31.5 WASTE STORAGE  
c. CHEMICAL STORAGE  
d. WISCONSIN CONSTRUCTION  
SPECIFICATION 202. P  
e. GEOMEMBRANE LINING

SAFETY BENCH TO BE  
WIDE WITH A 1:1.5 SLOPE  
CONTOURS 868 AND 864.

APPLEWOOD ROAD  
NO. 101102 W 1125.00

789.80'

366.00'

12

50' R/W

50' R/W

EDGEWOOD DR.

VILLA DRIVE

PROPOSED  
BUILDING  
FEE - 880.85

22.455± ACRES  
978,572 ± 1 FL

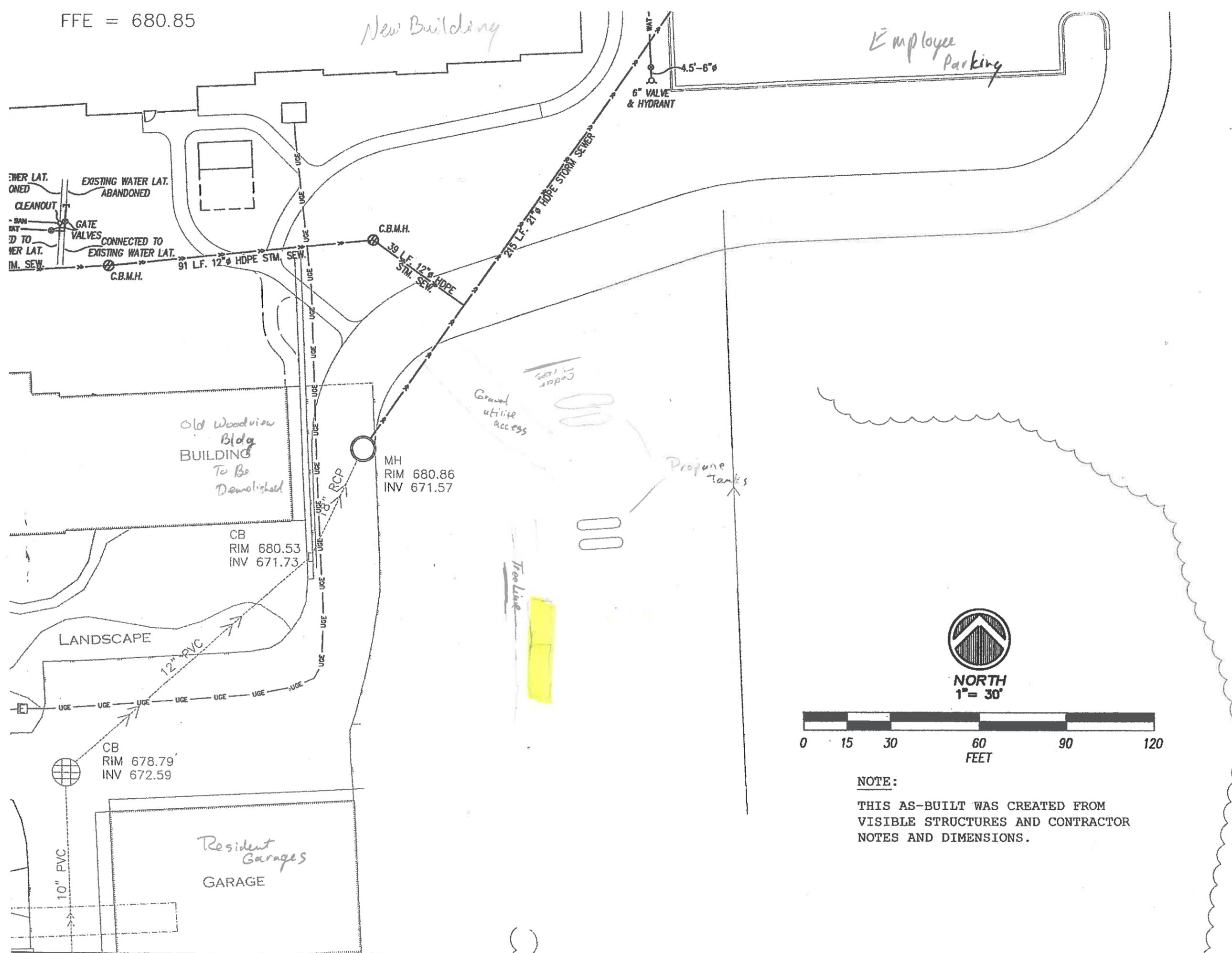
DRY POND (VOLUME BASIN)  
100'-R HPI - 489.75 E1.30  
SEE DETAILS 18A17/05.0

WET DETENTION POND  
100'-R HPI - 489.02  
SEE DETAILS 18A18/05.0

100'-R HPI - 489.75 E1.30  
SEE DETAILS 18A17/05.0

100'-R HPI - 489.02  
SEE DETAILS 18A18/05.0

NO. 101102 W 1125.00



**NOTE:**  
THIS AS-BUILT WAS CREATED FROM VISIBLE STRUCTURES AND CONTRACTOR NOTES AND DIMENSIONS.

## Specifications

Basic dimensions and permissible gross weights of intermodal containers are largely determined by two ISO standards:<sup>[nb 12]</sup>

- ISO 668:2013 Series 1 freight containers—Classification, dimensions and ratings
- ISO 1496-1:2013 Series 1 freight containers—Specification and testing—Part 1: General cargo containers for general purposes

Weights and dimensions of the most common *standardized* types of containers are given below.<sup>[nb 13]</sup> Values vary slightly from manufacturer to manufacturer, but must stay within the tolerances dictated by the standards. Empty weight (*tare weight*) is not determined by the standards, but by the container's construction, and is therefore indicative, but necessary to calculate a net load figure, by subtracting it from the maximum permitted gross weight.

		20' container		40' container		40' high-cube container		45' high-cube container	
		imperial	metric	imperial	metric	imperial	metric	imperial	metric
external dimensions	length	19' 10 5/8"	6.058 m	40' 0"	12.192 m	40' 0"	12.192 m	45' 0"	13.716 m
	width	8' 0"	2.438 m	8' 0"	2.438 m	8' 0"	2.438 m	8' 0"	2.438 m
	height	8' 6"	2.591 m	8' 6"	2.591 m	9' 6"	2.896 m	9' 6"	2.896 m
interior dimensions	length	19' 3"	5.867 m	39' 5 15/16"	12.032 m	39' 4"	12.000 m	44' 4"	13.556 m
	width	7' 8 19/32"	2.352 m	7' 8 19/32"	2.352 m	7' 7"	2.311 m	7' 8 19/32"	2.352 m
	height	7' 9 57/64"	2.385 m	7' 9 57/64"	2.385 m	8' 9"	2.650 m	8' 9 15/16"	2.698 m
door aperture	width	7' 8 1/4"	2.343 m	7' 8 1/4"	2.343 m	7' 6"	2.280 m	7' 8 1/4"	2.343 m
	height	7' 5 3/8"	2.280 m	7' 5 3/8"	2.280 m	8' 5"	2.560 m	8' 5 49/64"	2.585 m
internal volume		1,169 ft³	33.1 m³	2,385 ft³	67.5 m³	2,660 ft³	75.3 m³	3,040 ft³	86.1 m³
maximum gross weight		66,139 lb	30,400 kg	66,139 lb	30,400 kg	68,008 lb	30,848 kg	66,139 lb	30,400 kg
empty weight		4,850 lb	2,200 kg	8,380 lb	3,800 kg	8,598 lb	3,900 kg	10,580 lb	4,800 kg
net load		61,289 lb	28,200 kg	57,759 lb	26,200 kg	58,598 lb	26,580 kg	55,559 lb	25,600 kg

## Stacking containers

At stacking load-bearing locations, 40-foot containers are the standard unit length, and 45 ft, 48 ft, and 53 ft all stack at the 40 ft coupling width. Other units can be stacked on top of 20 ft units only if there are two in a row (40 ft coupling width) but 20 ft units can not be stacked on top of 40 ft units, or any other larger container.

The coupling holes are all female and it takes a double male twist lock to securely mate stacked containers together.

## Non-standard and uncommon sizes

### Pallet wide containers

*Pallet Wide* containers have about 4 inches (10.2 cm) more internal floor width than standard containers to accommodate more Euro-pallets, common in Europe.<sup>[58]</sup> These containers typically have an internal width of 2.44 m (96 1/8 in), to be able to load either two or three of the 1.2 m (47 1/4 in) long by 0.8 m (31 1/2 in) wide pallets side by side. Many sea shipping providers in Europe allow these as overhangs on standard containers are sufficient and they fit in the usual interlock spaces (or with the same floor panel the side ribs of pallet-wide containers are embossed to the outside instead of being molded to the inside).<sup>[59]</sup>

Especially the 45 ft (13.72 m) pallet-wide high-cube shortsea container has gained wider acceptance, as these containers can replace the 13.6 m (44 ft 7 7/8 in) swap bodies that are common for truck transport in Europe. The EU has started a standardization for pallet wide containerization in the European Intermodal Loading Unit (EILU) initiative.<sup>[60]</sup>

Australian RACE containers are also slightly wider to optimise them for the use of Australia Standard Pallets.

### 48-foot containers

The 48-foot (14.63 m) shipping container is a High Cube container in that it is 9 ft 6 in (2.90 m) tall on the exterior. It is 8 ft 6 in (2.59 m) wide which makes it 6 inches (15 cm) wider than ISO-standard containers.<sup>[61]</sup> This size was introduced by container shipping company APL in 1986, and is used domestically in North America on road and rail,<sup>[62]</sup> and may be transported on deck by ship. This size being 8 feet (2.44 m) longer and 6 inches (15 cm) wider has 29% more cubic capacity than the standard 40-ft High Cube,<sup>[63]</sup> yet the cost to move it by truck or rail are almost the same.

### 53-foot containers

General purpose 53-foot (16.15 m) containers were introduced in the United States in 1989, and are used both in the U.S.A. and Canada, mainly for domestic road and rail transport.<sup>[62]</sup> They are considered High-cubes, based on their 9 ft 6 in (2.90 m) ISO-standard height. Their width of 8 ft 6 in (2.59 m) however makes them 6 inches (15 cm) wider than ISO-standard containers.<sup>[61]</sup> These large boxes have 60% more capacity than standard-height 40-foot (12.19 m) containers, enabling shippers to consolidate more cargo into fewer containers.<sup>[63][64][65]</sup>



Two 45-foot 'High-cube' containers on a Roll-on/roll-off (RoRo) tractor. The 9 ft 6 height of the boxes is identified by diagonal yellow and black markings on the top corners of the container



Load bearing of container stacking is at the 40 ft coupling



53' 48' 45' 40' and (2x) 20' containers stacked



Forty-five-foot containers can be seen sticking out 2 1/4 feet, as part of the forty foot container stacks at the back of this ship.