



**Robert E. Lee & Associates, Inc.**  
Engineering, Surveying, Environmental Services

April 8, 2009

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Mr. Robert Kufrin, Administrator  
VILLAGE OF SISTER BAY  
P. O. Box 769  
Sister Bay, WI 54234

RE: Sister Ridge Condominium Development  
Keith Garot/Landmark Realty

Dear Bob:

We are sending this letter concerning the proposed Sister Ridge Condominium Development proposed by Landmark Realty in the Village of Sister Bay. The location of the property is between STH 57 and Koessel Lane; south of Country Walk Drive. The developer, Keith Garot, is proposing to build one four-unit condominium on a newly created lot at the northeast corner of Koessel Lane and Cherrywood Lane. Mr. Garot indicated that he wanted to get the one building constructed prior to finalizing plans for the remainder of the property. We would recommend approval of the construction of one 4-unit condominium under the following conditions:

1. Approval of a certified survey map (CSM) creating the parcel for the condominium and also dedicating the right-of-way for Cherrywood Lane.
2. Landmark must prepare and submit an area development plan for approval showing future street patterns on the remainder of the property.
3. Landmark will construct the portion of Cherrywood Lane to Village standards in the right-of-way dedicated by the CSM.
4. Landmark will either construct a gravel cul-de-sac on the end of Cherrywood Lane or maintain the road until such time that Cherrywood Lane is extended to the east. Maintenance shall also include snow plowing.
5. Landmark/Keith Garot shall sign a waiver of special assessments for future improvements on Cherrywood Lane including sanitary sewer and water main.
6. The section of water main on Koessel Lane must be extended to the south crossing Cherrywood Lane approximately 60 feet.
7. The proposed building must comply with the current zoning on the property.

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8. Landmark must submit a site plan for approval.
9. No future development will be allowed until a plan to develop the remainder of the property is approved and a developer's agreement is executed.

As we discussed, I am available to attend the plan commission meeting on April 16<sup>th</sup> if requested.

Feel free to call me if you have any questions or need any further information.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Lee G. Novak, P.E.  
President

LGN/NJM

CC: Keith Garot, Landmark Realty  
Dave Chrouser, Mau & Associates