



PLAN COMMISSION MEETING AGENDA

TUESDAY, MAY 27, 2025 -- 5:30 P.M.

Sister Bay-Liberty Grove Fire Station – 2258 Mill Rd., Sister Bay, WI – Large Meeting Room

To access the meeting electronically, click:

<https://zoom.us/j/4439901723?pwd=yAVpi40M1OlqgNufcVUE8XWCUSkKaH.1&omn=9706363858>

Meeting ID: 443 990 1723 Passcode: 304078

To connect by phone: 1-301-715-8592 - Meeting ID 443 990 1723#

For additional meeting information visit: www.sisterbaywi.gov, click 'Agendas and Minutes' or watch the meeting video online.

AGENDA

1. Call to Order & Roll Call
2. Approval of Agenda
3. Approval of April 22, 2025, Meeting Minutes **pgs. 2-5**
4. Comments, Correspondence and Concerns from the Public
5. Public Hearing & Recommendations **pg. 6**
 - a) Ord. 2025-009; Map Amendment; Former Wiltse Property; I-1 to R-4 & P-1 **pgs. 8-9**
 - b) Ord. 2025-010; Map Amendment; Former Logerquist Property; I-1 to I-1 & P-1 **pgs. 11-12**
 - c) Ord. 2025-011; Text Amendment; R-4 Dimensional Standards **pgs. 14-15**
6. Discussion/Action Items:
 - a) Courtesy Review/Proposed Conditional Use Permit Application; Nonconforming Multiple Occupancy Development (Cottage Development) Expansion; 10885 N Bay Shore Dr. (Unit 4); Karl Fauerbach **pgs. 17-28**
 - b) Change of Use/Architectural Review; Waterfront Museum; 10697 N Bay Shore Dr. (Village Boathouse); Sister Bay Historical Society **pgs. 30-53**
 - c) Change of Use/Site Plan Review/Parking Fee; Office to Retail, Fee-In-Lieu of Parking; 10668 N Bay Shore Dr.; Bay Blue, c/o Scott & Kathleen Penniston **pgs. 55-57**
 - d) Change of Use/Site Plan Review; Service to Retail; 2414 Country Walk Dr. (Unit 1); Door Stop Furniture, c/o Terrence Rodgers **pgs. 59-63**
 - e) Development Agreement Amendment; Completion Deadline & Driveway Location; 10623 & 10627 Sister Bluff Dr.; Coming of Age in Sister Bay, LLC **pgs. 65-69**
 - f) Development Agreement Amendment; Parking Deadline; 10553 Country Walk Dr.; Torch Brothers, LLC **pgs. 71-74**
 - g) Development Agreement Amendment/Permit Extension; Stormwater Pipe Delay; 2399 Maple Dr.; Luna View, c/o Al Gokey **pg. 76**
7. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee
8. Next Meeting
 - Regular Monthly Meeting; June 24, 2025, at 5:30 P.M.; Large Meeting Room, Sister Bay-Liberty Grove Fire Station
10. Adjournment

Public Notice

For questions regarding the above agenda items or to review the related files contact Julie Schmelzer, Village Administrator, at julie.schmelzer@sisterbaywi.gov. To submit letters in support or opposition of an agenda item that is *not* part of a public hearing, email julie.schmelzer@sisterbaywi.gov by 4:00 pm the day before the meeting; letters regarding a public hearing must be received by 4:00 pm the Thursday before the hearing. It is possible that members of, or quorum of, other governmental bodies may attend the meeting to gather information; no action will be taken by any governmental body other than the body specifically referred to above. 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 or accommodation at no cost to the individual. 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 Village Administration Office at 920.854.4118 or in writing to: Village Administration Building, 2383 Maple Dr., PO Box 769, Sister Bay, WI 54234. Copies of reports and other supporting documentation are typically available online and can also be viewed at the Village Administration Office 8 am – 4 pm Monday through Thursday, except holidays.

The Village of Sister Bay is an Equal Opportunity Provider & Employer

POSTED DATE/SIGNATURE _____