



VIRTUAL HOUSING COMMITTEE MEETING

TUESDAY, AUGUST 5, 2025, 11:00 AM

To access the meeting electronically, click:

<https://zoom.us/j/4439901723?pwd=yAVpi40M1OlqgNufcVUE8XWCUSkKaH.1&omn=97063638580>

Meeting ID: 443 990 1723 Passcode: 304078

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

Deviations from agenda order may occur

For additional information visit www.sisterbaywi.gov and click on Meetings

1	Patrice Champeau - Chairperson	2	Gustavo Gallardo
3	Razvan Ciobanu	4	Lauren Aurelius
5	Lori Allen	6	Kay Smith
7	Marissa Downs	7	Louise Howson, Trustee
	<i>Julie Schmelzer – Village Administrator</i>	8	Chad Kodanko, Trustee

AGENDA

1. Call to Order & Roll Call/Introduce New Members
2. Approve Agenda
3. Approve Meeting Minutes: April 22, 2025
4. Discussion/Action Items
 - a. Stormwater Pond Fence Update
 - b. Funding Request Update
 - c. R-4 Zoning Update
 - d. Review Housing Proposal: Multi-Family at Northwoods and Ava Hope
 - e. Discuss Request to Confirm Funding
5. Set Meeting Topic(s)
6. Adjournment

Public Notice

Questions regarding the nature of the Agenda items or more detail on the items listed can be directed to Julie Schmelzer, Village Administrator, at julie.schmelzer@sisterbaywi.gov. It is possible that members of and possibly a quorum of members 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 Sister Bay Village Administration Office at 854-4118, (FAX) 854-9637, or by writing to 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. to 4 p.m. Mondays – Thursdays, and 8 a.m. to noon on Fridays).

The Village of Sister Bay is an Equal Opportunity Provider and Employer.

POSTED DATE/SIGNATURE _____

VILLAGE OF SISTER BAY HOUSING COMMITTEE (VIRTUAL)
MEETING MINUTES
TUESDAY, APRIL 22, 2025
(UNAPPROVED)

1. Call Meeting to Order & Roll Call

Chair Patrice Champeau called the meeting to order at 11:06 a.m.

Present: Chair and Trustee Patrice Champeau, Lauren Aurelius, Marissa Downs, Kay Smith

Absent: Lori Allen, Razvan Ciobanu, Gustavo Gallardo

Staff: Administrator Julie Schmelzer

Others: (None)

2. Approval of Agenda

Motion by Aurelius, second by Smith, to approve the agenda as presented. Motion carried unanimously.

3. Approve Minutes

Motion by Smith, second by Aurelius, to approve the minutes from the January 28, 2025, meeting. Motion carried unanimously.

4. Presentation

Greg Cops of LinkedLiving.com, out of Appleton, gave a summary of their product and answered questions. They build small prefabricated additions and accessory dwelling units to enable families to care for loved ones, specializing in housing for seniors and those with special needs. They do individual home additions or units and leave mass developments to larger developers. The company is a family owned business constructing about twenty units a year. The units are built on site or built in a factory and put together on site. About half the units they build are modular units and about half are stick built. When building modular units, they build four at a time. Some units have kitchens and laundry, depending on the customization requested. They use an open floor plan, 36" door frames, roll-in showers, grab bars, and special appliances and fixtures that are better suited for seniors. They are focused on "serving families to stay connected".

Schmelzer asked if the additions are considered duplexes. Cops explained if it is an addition to the living quarters and the unit is accessed off an interior door, many communities don't consider the addition a duplex; however, if accessed through a garage, they are often treated as a duplex. Champeau inquired about pricing and Cops said the free-standing units, including concrete work and everything to finish the unit, cost about \$125,000 to \$200,000, depending on what is requested. The units are about 400-600 sq. ft. in area.

Aurelius asked if the free-standing units are more than one bedroom and Cops explained that some are, and some are three-bedroom, about 2000 sq. ft. in area, with Cops stressing the size is really dependent on the customers request. He explained that although they have done larger units, they really specialize in small additions and small free-standing modular units.

After Cops left the call, there was a brief discussion on zoning, and whether the village's regulations

1 would permit such development; members noted deed restrictions may be required to allow such land
 2 use and construction.

4 **5. Discussion/Action Items**

5 **a. Proposed Zoning Code Changes**

6 Schmelzer reminded the committee of the plans Portside Builders had prepared that they reviewed in
 7 January, and the conversation that the current zoning code would not allow development of small
 8 homes, with garages behind them, if utilizing the current R-4 zoning district regulations. The
 9 committee had discussed recommended code changes. She informed them the Plan Commission did
 10 discuss the recommendations in March and would be discussing them again that evening at their
 11 meeting, with a potential May public hearing.

13 **b. RFP for Multi-Family at Northwoods and Ava Hope**

14 The committee had discussed a proposed Request for Proposals (RFP) at their last meeting and since
 15 that time the Plan Commission had discussed the idea, as did the Parks, Property & Streets Committee.
 16 Members suggested the rent section be revised to specify the rents had to be market rate. Schmelzer
 17 explained a Parks Committee member objected to using 'market rate' because the rents would be too
 18 high, but the Housing Committee members explained that is the reality of the market – the rents are
 19 high right now. The committee suggested the RFP instead cite HUD data, but eventually it was decided
 20 the rent language in the RFP be similar to the Workforce Housing Lending Corporation's standards in
 21 that developers may take advantage of the Corporation's programs and it would be preferable to have
 22 the RFP rent limitations match that of the Corporation. As such, the recommended change was to
 23 require at least 20% of the rental units to be capped at 80% CMI. Other changes suggested were that
 24 the zoning standards be incorporated into the RFP; the density allowed be specific; for possible owner
 25 occupied units, the committee felt it best to let the developer suggest a structured model that would
 26 ensure affordability. Lastly, they felt developers should have two months to respond to the RFP since
 27 proformas and designs would need to be prepared and submitted. Schmelzer agreed to share the
 28 recommended changes with the Plan Commission.

30 **c. Continue Discussion on Housing Model**

31 There were no changes to the notes on the model for the former Wiltse site that were included in the
 32 meeting packet, but the committee acknowledged they can't finalize a model until they know what
 33 the development costs will be, and that all depends on engineering and infrastructure costs, which are
 34 unknown at this time. They also noted they can't finalize the model until they know what the DC
 35 Housing Partnership recommends for their resale formula in that the committee earlier agreed to wait
 36 to review the revised formula to decide if it were appropriate for the village.

38 **d. Discuss Request to Confirm Funding**

39 Members discussed a need to find out if the Board was really going to allow the \$3 million in the CIP
 40 to be spent on the former Wiltse site, and when. With new R-4 standards, the committee is to the
 41 point where a preliminary plat should be created, and bids sought, so a model can be finalized. There
 42 was a motion by Champeau, second by Aurelius, to request the Village Board for clarification on the
 43 \$3 million, whether it will really be spent on the project, and when. Motion carried unanimously.

6. Discussion Regarding Matters to be Placed on a Future Agenda, Referred to a Committee, Official or Employee

The committee agreed there was no need for them to meet again until they know if the funding for the former Wiltse site/housing project will indeed be allocated, and when; until they have a recommended resale formula to review; or, until the RFP responses have been received and they are needed to review the affordability proposal in those RFPs.

The committee also discussed the stormwater pond near the area where the village has seen a lot of multiple family development and is proposing additional multi-family development. Of concern was the large stormwater pond and how children find it interesting and visit there; there was concern over children's safety, and the reality children go along the perimeter to play and disrupt the stones which are protecting the pond. Schmelzer explained the Parks, Property & Streets Committee toured the pond area last year for purposes of considering a trail around the pond, and a fence, but after seeing the encroachment on the pond by neighbors' plantings, and limited space between the encroachments and the pond, the committee decided not to install a trail or a fence around the pond. By consensus the Housing Committee requested the Parks Committee revisit the idea, pointing out as more and more children visit the area – often times to use the Shoal's playground, and then exploring the pond – a child could get hurt.

7. Set Meeting Schedule & Topic(s); Speaker Invite List.

(See 6 above.)

8. Adjournment

Motion by Smith, second by Downs, to adjourn. Motion carried unanimously. The meeting was adjourned at 12:34 p.m.

Respectfully submitted,
Julie Schmelzer, Acting Recording Secretary

STAFF REPORT**8/5/25****Item 4.a.**

At our last meeting we decided to ask the Parks, Property & Streets Committee to put a fence around the Ava Hope area stormwater pond. Below is their response.

c. Referral from Housing Committee; Stormwater Fence

The Sister Bay Housing Committee has brought up a concern regarding the stormwater pond off Ava Hope Court, which is without a physical barrier between it and the public. Their concern is that it could pose a potential hazard for curious children who might play in that area. The Parks, Property & Streets Committee previously visited this area and determined that no fencing was necessary.

A brief discussion was held on what type of fencing might be appropriate for that area, but Ahrens reminded the committee that there was very little space to install a fence based on their prior visit to the area. It was suggested that if the concern came from residents at the Shoals, the management there could consider erecting a fence on their own property. If the village were to construct a fence, additional maintenance to do mowing and edging, as well as trash cleanup from debris that gets blown into it, would be required of village staff.

Bell asked if there might be other ways to dissuade people from playing in the pond, such as planting tall aquatic plants. It was noted that a fence could actually work to encourage bad behavior by those wanting to access the pond, and signage will be ineffective.

Howson concluded the conversation by stating that they report back to the Housing Committee that the Parks, Property & Streets Committee has agreed to not proceed with fencing at the retention pond, however they will gauge the response of the Housing Committee and may consider additional research and exploration in the future.

STAFF REPORT

8/5/25

Item 4.b.

At our last meeting we decided we could not move further with our model without knowing whether the village was going to actually budget money for the development of the Wiltse site, and how much. We advocated we need to know how much land can even be used for development, and once that is known, look at how many lots should be created. From there we can get bids, know development costs, and know what incentives we could offer. The first step however was having the engineer do some preliminary work (setbacks, land reserved for trails, stormwater, etc.), meet with us and discuss lot sizes and number, and try to develop a preliminary plat (see our April minutes for a recap of the discussion).

Board members disagreed. Below was the Board's response. This agenda item is to provide an update only, but will be discussed in more detail under Item 4.e.

b) Housing Committee; "Wiltse" Property Funding Request

Schmelzer provided a brief overview of the work of the Housing Committee in developing a model for affordable housing in the village. The committee has now reached a point where they need to know the value of the land (which is debt-free) and necessary infrastructure to continue with the development. The committee cannot determine how many lots will be created until they know, via a land plat, what is available for their use after subtracting the buffer zone around the wastewater plant, the area for retention ponds, the areas that cannot be served by sewer and water, and that portion of the land that is unsuitable due to the contaminants found in the soil. Once the roads and infrastructure are mapped, they can identify the number of lots being created. Money has been committed to housing in the Capital Improvement Plan (CIP), and they are requesting a commitment from the board that that money is available for their use.

Bhirdo felt that the board needed to commit to some point in time to pursue this project after the Finance Committee reviews it.

Kodanko requested a formal presentation by the Housing Committee and time to consider the proposal, noting that the property also needs to be zoned. Bell agreed, and requested a breakdown of the number and type of homes and at what cost.

Champeau clarified that the committee does want a mixture of housing styles, but they don't have drawings to present. Howson felt a plat was unnecessary until the funding of the project was determined. Champeau pointed out that the money for this project was included in the CIP for funding in 2024, but had been pushed out to 2025.

White asked to understand where the push to develop this affordable housing came from and was told that it is a shared desire to provide housing for the local workforce and those looking to make Sister Bay their home at an affordable rate. White opined that the board should dictate what they want on the property and find a developer who can provide that versus asking a developer to propose what can fit on the land. Schmelzer shared that the Housing Committee proposes a model in which the village provides the land and infrastructure, and then enters into a development agreement with a builder who will contract individually with the buyers of the lots to construct their

home based on what has been approved through the development agreement. They also desire to see all lots be deed-restricted to prohibit short-term rentals.

Bhirdo added that the former board was committed to the affordable housing project, and perhaps that needs to be a discussion with this new board to determine their commitment level. She also requested that this be a top priority on the Finance Committee's next agenda so they can start figuring out how to work it into the 2026 budget.

Schmelzer concluded by repeating that the Housing Committee would like funding for an engineer to draw a plat based on the available land, while Bell proposed the board dictate to the engineer the type and number of houses desired and have the plat drawn in that manner. It was determined that nothing further could happen at this time until the public hearing to fix the zoning of the land which will take place a week from now.

STAFF REPORT

8/5/25

Item 4.c.

We had made recommendations to the Plan Commission regarding the need to revise the R-4 zoning standards to accommodate the small home designs we previously reviewed. The Plan Commission supported the code changes, and it was forwarded to the Board. The Board approved the amendments, but not without deliberation. What follows is what was adopted. At the same meeting, the Board assigned a permanent zoning classification to the property. The zoning classification follows as well.

Amend Sec. 66.0314(4), *Dimensional Lot Standards*, as follows:

<u>R-4 District Dimensional Lot Standards Table</u>		
<u>Lot</u>	Minimum Area	4,500 5000 Square Feet
	Minimum Width (Interior lot)	45 60 Feet
	Minimum Width (Corner Lot)	55 75 Feet
	Minimum Green Space	20% of Lot Must Be Left As Green Space
Structure Standards		
<u>Principal Structure</u>	Maximum Height	35 Feet
	Minimum Width	24 Feet [1]
<u>Principal Structure</u>	Minimum Floor Area (One Bedroom)	900 700 Square Feet
	Minimum Floor Area (Two Bedrooms)	1,000 900 Square Feet
	Minimum Floor Area (Three or More Bedrooms)	1,200 1000 Square Feet
<u>Accessory Structures</u>	Maximum Height	35 Feet, But Shall Not Exceed Height of Principal Structure
Minimum Setbacks		
<u>Principal Structure</u>	Front Yard (On Public Street)	25 Feet From Centerline of Street Right-of-Way 10 feet from furthest extension to right-of-way (e.g. the porch); 20 feet from wall to right-of-way
	Front Yard (Not On Public Street)	40 20 Feet From Edge of a Road Easement; if no easement measured from or Edge of Pavement.
	Side Yard (from wall)	Five 8 Feet One Side; 20 16 Feet Total [2]
	Rear Yard	25 Feet
<u>Accessory Structures</u>	From Principal Structure, Accessory Structure < 120 Sq. Ft.	Five Feet [3 2]
	From Principal Structure, Accessory Structure > 120 Sq. Ft.	10 Feet
	Side Yard, Accessory Structure < 120 Sq. Ft.	5 Feet One Side; 20 Feet Total [2]
	Side Yard, Accessory Structure > 120 Sq. Ft.	8 Feet One Side; 16 Feet Total

	Rear Yard	40 15 Feet
1. Excluding attached garages. 2. Where a side-entry garage exists, the setback shall be at least 27 feet in width as measured from the closest point of the garage door opening that is perpendicular to the side lot line. 3. If constructed with a one hour fire rating per ILHR 21.08. Without the one hour fire rating the minimum setback from the principal structure shall be 10 feet.		

The 'yellow' is proposed to be Small Lot Residence (R-4) and the 'green' would be Park/Recreation (P-1).



STAFF REPORT**8/5/25****Item 4.d.**

The Housing Committee, Parks Committee, and Plan Commission have all played a role in trying to find a developer to build affordable housing and a small neighborhood park on village land at the corner of Ava Hope and Northwoods. We issued a Request for Proposals, but feedback limited responses – developers wanted higher density and three stories to make the project viable.

Briefly, what we were looking for/restrictions provided:

- Site has been approved for twenty units
- 35' height limit
- Two story limit
- At least 10% of the units must be three bedroom
- At least 20% of the available rental units to be rented to households with incomes not exceeding 80% of the county median income (CMI) adjusted for household size, not to exceed 120% area median income (AMI).
- Rents range from \$1350-1650/mo.

Tim Halbrook responded to the RFP. Halbrook proposes:

- Three 9-unit buildings with *attached* garages.
- Twenty-one 2-bedroom units; three 3-bed units; and three 1-bed units; and one handicapped unit.
- Twenty percent of the units are to be reserved for those earning below 80% of the county median income.
- One central parking lot with tree islands.
- Extensive tree plantings around the perimeter.
- A maintenance shed.

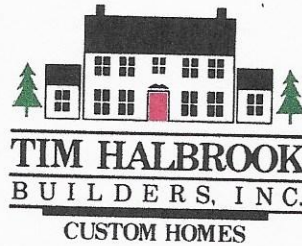
Site plan and Halbrook's proposal attached. We are to review whether the affordability he offers meets what we asked for. Be advised he is proposing a higher density, so we will be able to require more units.

What we as a committee proposed at our last meeting, and what was put in the RFP:

a. RFP for Multi-Family at Northwoods and Ava Hope

The committee had discussed a proposed Request for Proposals (RFP) at their last meeting and since that time the Plan Commission had discussed the idea, as did the Parks, Property & Streets Committee. Members suggested the rent section be revised to specify the rents had to be market rate. Schmelzer explained a Parks Committee member objected to using 'market rate' because the rents would be too high, but the Housing Committee members explained that is the reality of the market – the rents are high right now. The committee suggested the RFP instead cite HUD data, but

eventually it was decided the rent language in the RFP be similar to the Workforce Housing Lending Corporation's standards in that developers may take advantage of the Corporation's programs and it would be preferable to have the RFP rent limitations match that of the Corporation. **As such, the recommended change was to require at least 20% of the rental units to be capped at 80% CMI.** Other changes suggested were that the zoning standards be incorporated into the RFP; the density allowed be specific; for possible owner occupied units, the committee felt it best to let the developer suggest a structured model that would ensure affordability. Lastly, they felt developers should have two months to respond to the RFP since proformas and designs would need to be prepared and submitted. Schmelzer agreed to share the recommended changes with the Plan Commission.



June 23, 2025

Stony Ridge Apartments and Park Proposal

Proposer: Tim Halbrook Builders Inc
 Contact: Timothy Halbrook
 Ownership: President, Tim owns company 100%
 Address: 3681 Monroe Rd, De Pere, WI 54115
 Phone: 920-336-1413, Cell 920-621-3018
 Email: timhalbrookbld1@gmail.com
 Website: timhalbrookbuilders.com

Dear Plan Commission:

I am submitting my proposal for Stony Ridge Apartments and public park for the purpose of developing affordable, low-income housing in accordance with state and federal housing priorities. The complex will consist of 3 – 9 Unit buildings with attached garages. There will be 21-2 bedroom units, 3-3 bedroom units, and 3-1 bedroom units and one handicapped unit. Twenty percent of the units will be designed specifically for individuals and families earning at or below 80% of the county median household income. This initiative aligns with both federal and state mandates to expand access to safe, decent, and affordable housing. The growing gap between wages and housing costs has made affordable rental options increasingly scarce, particularly for low-income households. Our project seeks to directly address this need by providing quality housing options to those most risk of housing insecurity. Current trends clearly indicate rising rents, displacement of low-income families, and increased demand for housing. Our development will fill a critical gap in the local housing ecosystem, contributing to neighborhood stability and economic diversity. The park is designed to serve both residents and

the broader neighborhood, promoting health, recreation, and environmental value. The park will have a playground (picture attached), a picnic table and two park style grills. The inclusion of the park ensures a healthier living environment and addresses the village's broader goals of equity, livability, and sustainable urban development.

I am a former Board of Directors of Door County Habitat for Humanity. I am currently the contractor and building a home in Sturgeon Bay for Door County Habitat for Humanity. I'm also contractor, manager and trainer for Door County Housing Partnership Inc. We built one home last year and are currently building two homes this year. I'm passionate about bridging the gap in affordable housing and ensuring everyone has access to a safe, stable place to call home.

I have 44 years of experience in housing development, community engagement and land use planning, with a strong track record of delivering affordable housing projects on time and within budget.

Construction Schedule: Phase I: Two buildings completed within 18 months after foundation is complete. Phase II: Third building completed once site is filled in.

Elevation & floor plan: Attached

Anticipated rental rates: \$1,350.00 - \$1,650.00/month

Approximate Cost: \$175,000 - \$200,000/ Unit

Site plan: Attached

Park plan: Attached

I've attached photos of similar buildings and maintenance garage I've built in Allouez.

If selected, I'll provide a site plan, landscaping plan, light plan and dumpster plan.

I have a considerable amount of experience building apartments in northeast Wisconsin. Having built over 1,400 units; I know the state and federal requirements for building multifamily homes. You may have seen a couple of the apartment complexes I built in Sister Bay, such as JTaylor Park, The Glen and Niagara Ridge. I own JTaylor Park Apartments on Ava Hope Ct near this site which will make this site easier to manage. I've also built a large number of other complexes in Green Bay, Marshfield, Appleton and Sheboygan. I use a professional property management company to manage my properties once complete which ensures the grounds are maintained immaculately. The management company is up-to-date on all federal and state tenant laws, regulations and fair housing.

Complex Units I've built are listed below:

24 Units JTaylor Park, Sister Bay
48 Units Chapel Hill, Green Bay
36 Units Humboldt Rd, Green Bay
140 Units, Hilltop Park, Marshfield
40 Units, Garden Ridge, Marshfield
40 Units, Hickory Park, Howard
32 Units, Maple Park, Howard
32 Units, Aspen Park, Bellevue
32 Units, Sabal Oak, De Pere
24 Units, Juniper Park, De Pere
32 Units, Southwest Park, De Pere
70 Units, Edge Apts, Grand Chute
24 Units, Parkside, Grand Chute
200 Units, Sunrise, Grand Chute
100 Units, Mayflower, Grand Chute
192 Units, Breezewood, Neenah
36 Units, Tri-Park, Grand Chute
6 Units, Elk Terrace, Allouez
18 Units, Fox Trail, Allouez
146 Units, Sheboygan
28 Units, Sturgeon Bay
48 Units, Niagara Ridge, Sister Bay
48 Units, The Glen, Sister Bay
48 Units, Rockland Rd, De Pere
48 Units, Trail Park, Kaukauna
16 Units, Fire Jobs, Green Bay

12 Units, Fire Jobs, Sturgeon Bay

16 Units, Fire Jobs, Grand Chute

3 Units, Mather St, Green Bay for NeighborWorks Green Bay

Living in Door County, I have seen housing prices skyrocket in our county. Sister Bay is a desirable area which attracts affluent tourists and Air B &B's that have driven the demand and prices to increase. People and families need to be able to find affordable housing while working a full-time job. With your support, we can take meaningful steps toward a more equitable and inclusive future for Sister Bay.

Multifamily References:

1. Stephen Weslowski, Lineworx, LLC, 2052 Cottage Rd, Little Suamico, WI 54141
Phone 920-621-1133
2. Calvin Akin, Pre/3, 3120 Gateway Rd, Brookfield, WI 53045
Phone 262-790-4560
3. Karen Classon, SKB Management Inc, 805 George St, De Pere, WI 54115
Phone 920-983-8189

I respectfully request consideration for the parcel at Northwoods Dr and Ava Hope Ct. This project will not only create housing but also bring long-term value to the community by fostering inclusive growth. I would welcome the opportunity to discuss this proposal in greater detail. Thank you for your time and consideration.

Sincerely,



Timothy Halbrook

President

Tim Halbrook Builders Inc.

STAFF REPORT**8/5/25****Item 4.e.**

This is a follow up from Item 4.b. The Board wants details on what we are proposing in order to seek funding. Is it:

- Preliminary engineering estimate to determine what portions of the lot can be used for development, including a road layout?
- Rough design for X number of single-family lots? X number of duplex lots? X townhome lots (for example, could accommodate 2-4 unit buildings)? X number of apartment building lots?
- And what number of lots would that be?
- Anything else, or something different from above?

As a reminder, the below is what the housing plan recommended. Clearly this is a big expense, so should we only focus on a phase one right now? What would phase one include (number and type of lots)? Also attached was the first draft a maximum build, but it did not incorporate R-4 lot sizes because 'accurate' lot sizes were unknown at that time.

Table 5. Composite Demand Projection, by Five Year Increments

Five Year Demand Estimates	Ownership Homes		Rental Homes		Rental Apartments	J1 Visa Housing
	Single Family Homes	Townhomes	Single Family Homes	Townhomes		
2024 to 2028	56	24	6	12	40	Depends on selected construction format, financial contribution of local businesses
2029 to 2033	28	12	4	8	20	
2034 to 2038	28	12	4	8	15	
2039 to 2043	28	12	4	8	15	
Total	140	60	18	36	80	

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19

SCANDIA

PARK

RANCH

SFR W/
"GRANNY FLAT"

A photograph of a building with a sign that reads "COTTAGE". The sign is white with black lettering and is mounted on a light-colored wall. The building appears to be a small, single-story structure with a gabled roof. The background is slightly blurred, showing some greenery and other buildings in the distance.

PARK

RANCH

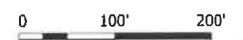
PARK

TOWN HOMES

DORM STYLE

WWTP

PARK



312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.slantec.com

CONCEPT LAYOUT

VILLAGE OF SISTER BAY - HOUSING
VILLAGE OF SISTER BAY
SISTER BAY, DOOR COUNTY, WI

DATE OF ISSUANCE	
DRAFT	
REVISION	DATE

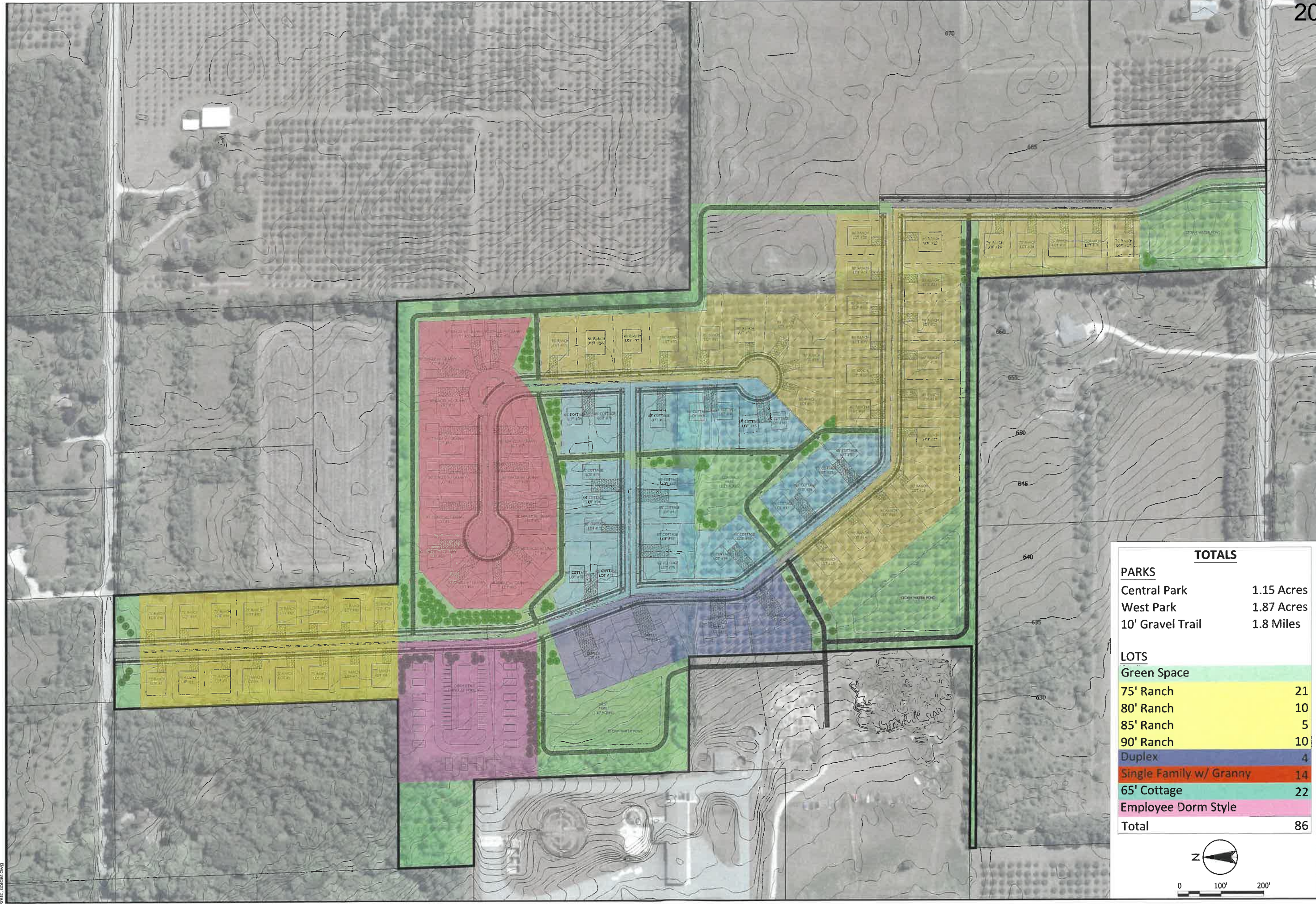
SURVEY	
DRAWN	SRW
DESIGNED	SRW/PJH
CHECKED	PJH
APPROVED	SRW/PJH
ROLL NO	19380655

SHEET NUMBER
CNCPT

Plot Date: 01/05/2024 - 3:51 pm
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User: jtrafs, Border.dwg

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Drawing Name: U:\193806556\5 DESIGN\1_CAD\1 DWG\193806556_V088 Housing_CONCEPT3.dwg
User: Bolder.dwg



TOTALS

PARKS

Central Park	1.15 Acres
West Park	1.87 Acres
10' Gravel Trail	1.8 Miles

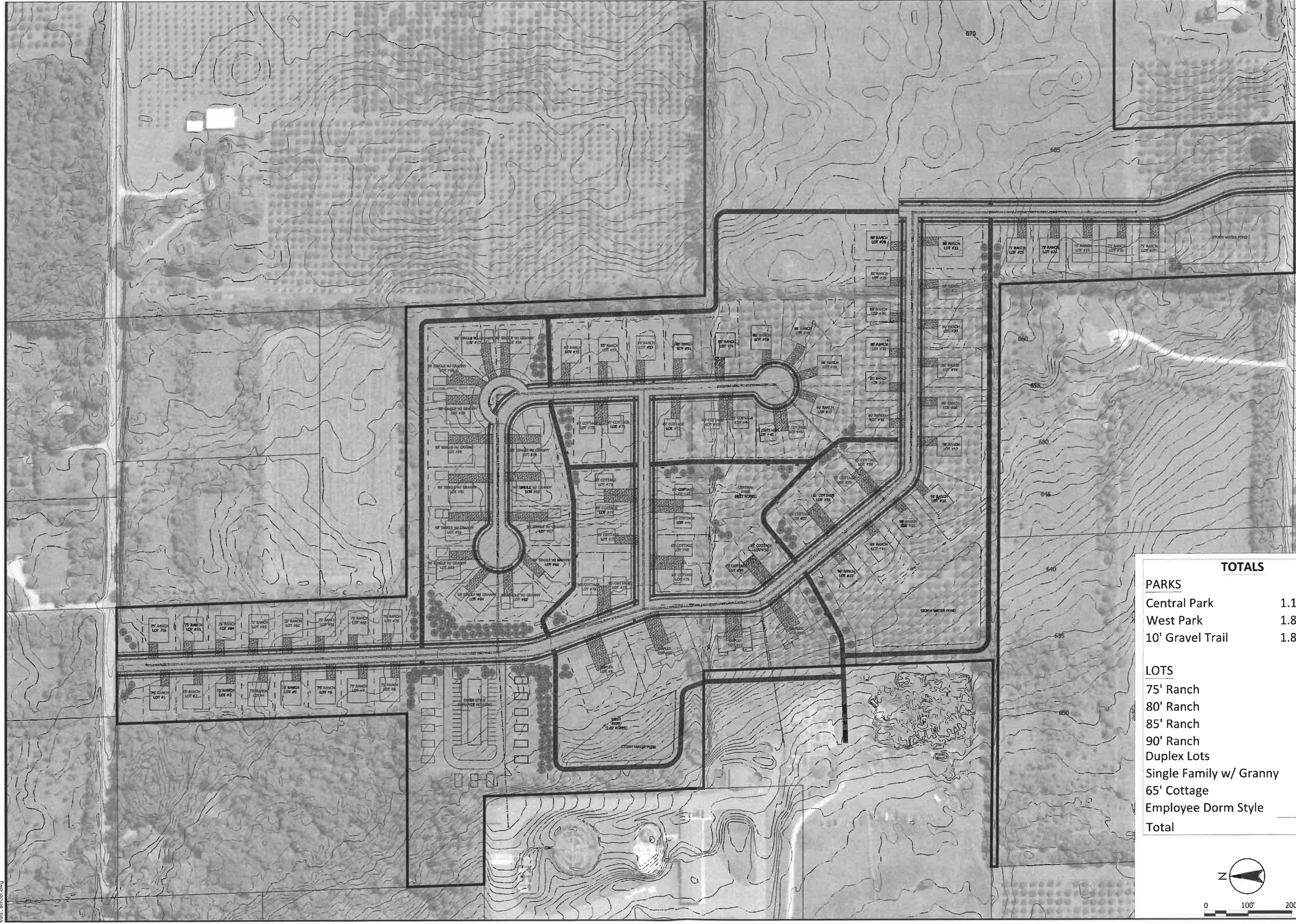
LOTS

Green Space	
75' Ranch	21
80' Ranch	10
85' Ranch	5
90' Ranch	10
Duplex	4
Single Family w/ Granny	14
65' Cottage	22
Employee Dorm Style	
Total	86



0 100' 200'

%Job Date: 01/05/2024 - 3:24pm
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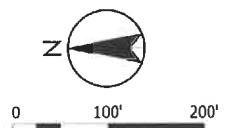


Stantec
312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

CONCEPT LAYOUT

VILLAGE OF SISTER BAY - HOUSING
VILLAGE OF SISTER BAY
SISTER BAY, DOOR COUNTY, WI

TOTALS	
<u>PARKS</u>	
Central Park	1.15 Acres
West Park	1.87 Acres
10' Gravel Trail	1.8 Miles
<u>LOTS</u>	
75' Ranch	21
80' Ranch	10
85' Ranch	5
90' Ranch	10
Duplex Lots	4
Single Family w/ Granny	14
65' Cottage	22
Employee Dorm Style	
Total	86



DATE OF ISSUANCE	
DRAFT	
NO REVISION	DATE
SURVEY	
DRAWN	SRW
DESIGNED	SRW/PJH
CHECKED	PJH
APPROVED	SRW/PJH
PROJ. NO.	193806556
SHEET NUMBER	
CNCPT	