



PLAN COMMISSION MEETING AGENDA

TUESDAY, October 28, 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. Approve of Agenda
3. Approve Meeting Minutes: September 23, 2025
4. Comments, Correspondence and Concerns from the Public
5. Public Hearing
 - a) Proposed Ord. No. 2025-013; Ch. 66; Text Amendments; P-1, CS-1, Signs
6. Discussion/Action Items:
 - a) Proposed Ord. No. 2025-013; Ch. 66; Text Amendments; P-1, CS-1, Signs
 - b) Planned Unit Development; Nick and Mary Deviley; Approx. 17 acres east of St. Hwy 57 in Sec. 8
 - c) Site Plan/Architectural Review; Accessory Use to Existing Business; Northern Haus; 10388 Fieldcrest Rd.
 - d) Site Plan Review/Change of Use; Tavern to Retail; Two Coast Trading; Country Walk Shops, Unit 32
 - e) Development Agreement Amendment; Mobile Food Court; RaeAnne LLC; 10563 Country Walk Drive
 - f) Site Plan/Architectural Review; Residence in Unplatted Area; Alejandra Ullauri; South Lot in a 3 Lot CSM, Country Lane
 - g) Nonconforming Signage; Serenity Spring; 10560 Applewood Road
 - h) Development Agreement Amendment; Basement Revision; Preserving Foundations; 2387 Ava Hope Court
 - i) Proposed Contract; Zoning Map Update; BayLake Regional Planning Commission
7. Administrator's Report
8. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee
9. Next Meeting
 - Regular Monthly Meeting; November 25, 2025, at 5:30 P.M.; Large Meeting Room, Sister Bay-Liberty Grove Fire Station
 - Special Hearing or Meeting for PUD or Zoning Map to be determined
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 adminassist@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 _____