



PARKS, PROPERTY & STREETS COMMITTEE MEETING AGENDA

MONDAY, MARCH 2, 2026, AT 1:00 PM

Sister Bay Liberty Grove Fire Station – 2258 Mill Road, Large Meeting Room

To access the meeting electronically, click: <https://zoom.us/j/4439901723?pwd=yAVpi40M1OlqgNufcVUE8XWCU5KkH.1&omn=97063638580>

Meeting ID: 443 990 1723 Passcode: 304078 To connect by phone: 1-301-715-8592 - Meeting ID 443 990 1723#

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AGENDA

1. Call to Order & Roll Call

1	Committee Chair, Trustee – Louise Howson	2	Trustee - Denise Bhirdo
3	Trustee - Nate Bell	4	Citizen Member - Jerry Ahrens
5	Citizen Member - Mike Laszkiewicz		<i>Village Administrator – Benjamin Andrews</i>
	<i>Department Director – Erik Linczmaier</i>		<i>Administrative Assistant – Sarah Bertges</i>

2. Approve Agenda

3. Approve Minutes:

- a) February 2, 2026, Regular Meeting

4. Comments, Correspondence, and Concerns from the Public

5. Discussion/Action Items

- a) Friends of the Ice Rink; Ice Rink Updates - February 2026
- b) Peninsula Pacers; Mill Road Closure Request; Peninsula Century Fall Challenge Bike Ride
- c) Cold Storage Cost Estimates
- d) Public Information Meeting - Village Administration Building
- e) Future Administration Building; Mill Street - Assessment Review - Planning for Next Steps
- f) Current Administration Building; Impact on Road Reconstruction Project
- g) Potential Walking Tour - Discuss Time/Date
- h) Facility Rental Fees; Pricing for Non-Profit Organizations

6. Staff Report, Board Update

7. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee

8. Next Regular Meeting:

- a) April 6, 2026 at 1:00 PM

9. Adjourn

Public Notice – PARKS, PROPERTY & STREETS COMMITTEE MEETINGS ONLY

For questions regarding the above agenda items or to review the related files, call the Administration Office (phone number below) or email info@sisterbaywi.gov. To submit letters in support or opposition of an agenda item, email adminassist@sisterbaywi.gov by 4:00 p.m. the day before the meeting. Letters received after the meeting packet has been mailed will NOT be sent to committee members but will be SUMMARIZED at the meeting. 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 Sister Bay Village Administration Office at 854-4118 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 online (visit: www.sisterbaywi.gov and click 'Meetings').

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PARKS, PROPERTY & STREETS COMMITTEE MINUTES
MONDAY, FEBRUARY 2, 2025
(Approval Pending)

1. Call to Order & Roll Call

February 2, 2026, meeting of the Parks, Property & Streets Committee was called to order by Committee Chair Louise Howson at 1:00 P.M.

Committee Members Present: Committee Chair Louise Howson and members Jerry Ahrens, Denise Bhirdo, Nate Bell, and Mike Laszkiewicz (via Zoom).

Staff Members Present: Village Administrator Benjamin Andrews, Parks & Streets Director Erik Linczmaier, Megan Barnes Utilities Director (via Zoom), Julie Thyssen Village Clerk (via Zoom) and Administrative Assistant Sarah Bertges

Public Present: Ellie Soderberg-Guger, Erin Peddle, Terry Kelly, Steve Strucely, Katelyn Jeraro, Steven Jarzombek, S. Gullick, Via Zoom: Jennifer L. REL, Chris Schmeltz, Laurel Harff, Karen Berndt, "Ipad(2)", Johnson

2. Approve Agenda

Motion by Bell, second by Howson, to approve the agenda. Motion carried – all ayes.

3. Approve Minutes: December 2, 2025, Regular Meeting

Motion to approve the minutes from December 2, 2025, as presented, by Bhirdo, second by Ahrens. Motion carried – all ayes.

4. Comments, Correspondence, and Concerns from the Public

Mr. Steve Jarzombek was in attendance but indicated his comments pertained to the pickleball policy agenda item.

5. Discussion/Action Items

a. Current Administration Building; Impact on Road Reconstruction Project

Andrews presented information regarding the administration building and its impact on the road reconstruction project. He explained that following the December 6, 2025 Village Board decision to move the administration building to the Mill Road site, the Parks Committee now had the opportunity to provide input on the road reconstruction project.

Bhirdo noted that the committee had already made a decision on this matter and forwarded it to the Village Board. Andrews confirmed that he had executed a contract for an appraisal of the current administration building as directed by the Board, with results expected in 3-4 weeks. The committee discussed the timeline, noting that the appraisal would likely not be ready for the February Board meeting but would be available for the March meeting.

After discussion about the procedural approach, the committee determined the matter should be postponed until March when the appraisal would be available for consideration.

Motion by Bell, second by Howson to postpone the item until March or later when the appraisal is received. Motion carried - all ayes.

b. Future Administration Building; Mill Street

Andrews presented information on the future administration building at the Mill Road site. He outlined the roles and responsibilities of village staff, committees, and the Village Board in moving the project forward.

1 The committee engaged in a lengthy discussion about requirements for the new building. Bell
2 expressed concerns about the previous process that established the building requirements. Howson
3 emphasized the need for flexibility in the interior design to accommodate future changes in village
4 operations.

5 Committee members debated whether staff input or committee direction should guide the space
6 needs assessment. Ahrens suggested the committee should focus on high-level needs rather than
7 specific office configurations. Bell stressed the importance of incorporating public input early in the
8 process to avoid issues that impacted the previous administration building project.

9 Andrews recommended establishing a strong foundation for the project by clarifying the building
10 needs before engaging an architecture and engineering firm. The committee discussed the timeline
11 for the project and the need to solicit public input.

12 *Motion by Howson, second by Bell to instruct staff to include a public informational meeting as part of*
13 *the March 2026 Parks Committee meeting regarding the future administration building. Motion*
14 *carried - all ayes.*

15 16 **c. Robert E. Lee & Associates; Bluffside Area Road Design; Driveway Widths**

17 Andrews introduced the item regarding non-compliant driveways in the Bluffside Area road design
18 project. He noted that at the November 3rd meeting, the committee had decided to send letters to
19 property owners within the construction area to get their input on driveway compliance options. Most
20 property owners had responded, with a few responses still coming in.

21 Jennifer from Robert E. Lee & Associates joined the meeting to provide additional information. The
22 committee reviewed the responses property by property, discussing each driveway situation and
23 confirming decisions about which driveways would be narrowed to be compliant and which would
24 remain with rolled curbs to allow continued access.

25 The committee reviewed responses from property owners and made decisions on each property:

- 26 ● 10627 North Bayshore Drive (Lure Restaurant): Owner preferred to remain non-compliant, though
27 concerns were raised about their unscreened dumpsters.
- 28 ● 10631 Bluffside Lane: No response received, committee decided to follow the same approach as
29 with other properties - installing rolled curbs that would allow access while technically bringing
30 the driveway into compliance with village standards.
- 31 ● 10636 Bluffside Lane: Owner agreed to narrow driveway to 24 feet.
- 32 ● 2370 Parkview Drive: Owner requested to leave driveway as is at 36 feet, committee decided to
33 narrow to 24 feet with rolled curb on sides.
- 34 ● Parkview Lane: Owner wanted to leave the 26-foot driveway as is, committee decided to narrow
35 to 24 feet with rolled curb on sides.

36 37 **d. Knowles-Nelson Stewardship Program; Encumbrance Resolution Options; Parking Lot Appraisal**

38 Andrews reported that the village had received the appraisal for the parking lot parcel next to the Dorr
39 Hotel on January 8, 2026, with a value of \$730,000. The committee discussed whether the entire
40 parcel needed to be addressed or just the portion (three parking stalls) that was out of compliance
41 with the Knowles-Nelson encumbrance.

42 The committee reviewed minutes from a previous meeting where Luke from the DNR had explained
43 that the village would need to provide replacement land that equals or exceeds the original parcel of
44 0.6 acres. The committee discussed potential options, including using the current administration
45 building site.

46 The committee directed staff to contact the DNR to clarify the lot size and value requirements based
47 on the appraisal, and then report back with options.

48 49 **e. STH 57 Trail; Robert E. Lee & Associates; Proposed Amendment No. 2**

50 Andrews presented information about Proposed Amendment No. 2 for the State Highway 57 Trail
51 project. The amendment included additional requirements associated with Transportation Alternative

1 Program (TAP) funding: wetland delineation, hazardous material assessment, right-of-way plat
2 preparation, and an additional curb ramp crossing.

3 Jennifer from Robert E. Lee & Associates explained that some of these requirements were not included
4 in the original contract because they could only be determined after design work began. She also
5 noted that the additional crossing near the planned aquatic center came from public input at an
6 informational meeting.

7 The committee discussed concerns about the significant increase in costs, with the project going from
8 approximately \$68,000 to \$122,000, plus an unknown amount for easement acquisitions. There was
9 also discussion about whether the DOT would approve the crosswalks on Highway 57.

10
11 **f. STH 57 Trail; Robert E. Lee & Associates; Proposed Amendment No. 3**

12 The committee discussed Proposed Amendment No. 3 for the STH 57 Trail project, which covered real
13 estate acquisition services through Moss & Associates at a cost of \$6,100. These services would be
14 needed to secure the necessary easements for the trail construction.

15 After discussion of both amendments, the committee took action on them together.

16 *Motion by Bhirdo, second by Howson to recommend approval of Amendment No. 2 and Amendment*
17 *No. 3 for the STH 57 Trail project to the Village Board at a total cost of approximately \$48,500. Motion*
18 *carried – all ayes.*

19
20 **g. Pickleball Policy**

21 Mr. Jarzombek from the Door County Pickleball Club addressed the committee regarding the pickleball
22 policy. He provided information about the club, which has 550-600 members, including many Sister
23 Bay residents. The club maintains equipment, provides nets and balls, offers instruction, organizes
24 tournaments, and performs court maintenance.

25 The club has historically reserved courts at the Sister Bay sports complex three days a week (Tuesday,
26 Thursday, and Saturday) from 9-11 AM during the summer season. Jarzombek expressed concerns
27 about the increase in fees from \$10 per court per day to \$20 per court per day.

28 The committee discussed the policy, which would limit reservations to recognized clubs for Tuesday,
29 Thursday, and Saturday mornings, with the remainder of the time being first-come, first-served. The
30 committee amended the draft policy to specify the days as Tuesday, Thursday, and Saturday rather
31 than Tuesday, Wednesday, Thursday as originally proposed. They also discussed adding
32 language requiring clubs to be nonprofit organizations.

33 *Motion by Howson, second by Ahrens to approve the Sister Bay pickleball court reservation policy*
34 *limiting reservations to Tuesday, Thursday, and Saturday mornings from 9-11 AM for nonprofit Door*
35 *County Pickleball Club, with the remaining times available first-come, first-served. Motion carried – all*
36 *ayes.*

37 The committee directed staff to develop new signage reflecting the updated policy.

38
39 **h. Facility Rental Fees; Pricing for Non-Profit Organizations**

40 Andrews presented information about facility rental fees for non-profit organizations. The committee
41 discussed current practices, noting that different non-profit groups were paying different rates, with
42 some paying nominal annual fees rather than the published daily rates.

43 *After considerable discussion, the committee reached consensus that non-profit organizations in Door*
44 *County should pay an annual fee equivalent to one day's rental fee for the facility they use. For*
45 *example, if the daily fee for the Village Hall is \$200, a non-profit would pay \$200 per year to use the*
46 *facility for their scheduled meetings.*

47 Staff was directed to draft this policy for approval at the next meeting.

48
49 **i. Village Hall Rental Agreement; Shane Krueger**

50 Andrews presented a rental application from Shane Krueger for an event at the Village Hall that would
51 include music and vendors. The committee discussed several aspects of the request, including the

1 need for liability insurance, compliance with noise ordinances, and potentially extending the pavilion
2 rental policies to the Village Hall.

3 Since the applicant was not present at the meeting and additional information was needed, the
4 committee directed staff to follow up with Krueger regarding the requirements for renting the facility.

6 **6. Staff Report, Board Update**

7 Parks & Streets Director Linczmaier presented his report, which included:

- 8 ● Information about bench options and costs for replacement of aging park benches
- 9 ● An update on the parks staff move to the new facility
- 10 ● Information about plans for tree planting in Waterfront Park and the sports complex

11 The committee requested additional information about the tree planting plans, including a sketch
12 showing proposed locations relative to infrastructure and the pancake tent used for Marina Fest, as
13 well as photos of the proposed tree varieties.

14 Bhirdo requested that a future agenda include discussion of new reflective fire signs being
15 implemented across Door County, noting that the article mentioned Sister Bay would be responsible
16 for installing them independently.

17 Bhirdo also requested a future agenda item to establish a volunteer service day in honor of Chris
18 Hecht.

19 Howson mentioned several follow-up items for future meetings, including:

- 20 ● Mill Road landscaping plan
- 21 ● Status of e-bike rental request
- 22 ● Potential walking tour
- 23 ● Resident drop-off site for branches
- 24 ● Research on parks districts for regional facility collaboration

25 Laszkiewicz requested an update at the March meeting from Miles regarding the Friends of the Ice
26 Rink progress and operating agreement.

28 **7. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee**

- 29 ● Follow-up on reflective fire signs being rolled out across the county
- 30 ● Establishing a volunteer/service day in honor of Chris Hecht
- 31 ● Update from Friends of the Ice Rink on their progress and operating agreement
- 32 ● Bench policy review and design standards
- 33 ● Tree planting locations with detailed maps and photos
- 34 ● Flower Pot Angels – Invite Sharon to join the next meeting via Zoom to discuss the gift card matter.
- 35 ● Staff to draft a formal policy for non-profit organization facility rentals reflecting previous
36 discussion for consideration at the next meeting.
- 37 ● Staff to contact the DNR to clarify the lot size and value requirements based on the appraisal, and
38 then report back with options.
- 39 ● Staff to include a public informational meeting as part of the March 2026 Parks Committee
40 meeting regarding the future administration building

42 **8. Next Regular Meeting**

43 The next regular meeting was confirmed for March 2, 2026 at 1:00 P.M.

45 **9. Adjourn**

46 Motion by Howson, second by Ahrens to adjourn the meeting at 4:55 P.M. Motion carried - all ayes.

48 Respectfully submitted by Sarah Bertges, Administrative Assistant.



STAFF REPORT (5.a)

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Friends of the Ice Rink; Ice Rink Updates - February 2026

Author(s): Benjamin Andrews, Village Administrator

Action(s) Requested: Ordinance Resolution Motion Receive/File

BACKGROUND INFORMATION

The Parks, Property, and Streets Committee will receive an update on the Ice Rink Construction Project from Myles Dannhausen Jr., representing Friends of the Sister Bay Ice Rink, Inc. Mr. Dannhausen serves on the organization's Board and Building Committee and has been closely involved in project planning, fundraising, and coordination with Village staff.

ATTACHMENT(S)

1. Friends of the Sister Bay Ice Rink, Inc. – February 2026 Project Update

Friends of the Sister Bay Ice Rink, Inc.

Project Update

Feb. 24, 2026

Fundraising

The FRIENDS have raised \$1.3 million to date in addition to the Village of Sister Bay's \$500,000 contribution, putting us well on pace to our \$3 million campaign goal. We are working with several families on additional major gifts, and we have enlisted Amy Mueller to lead grant writing for several promising opportunities on that front.

We aim to embark on the wider, public phase of our fundraising once we have secured at least 75-80% of our goal. We are hoping to reach the public phase in April.

Construction

We have distributed the RFP for the Phase I construction (refrigeration system, in-ground coils and new surface for the rink) to companies specializing in building ice rinks around the country. We expect to receive at least 3-5 bids on the project by our March 6 deadline. This bid is specific to the refrigeration units and the rink itself, not any surrounding buildings.

We have also contacted engineering firms to produce engineering plans and a site survey to connect utilities for the refrigeration units, and utilities for the zamboni storage garage. We will come back to parks with a plan (ideally in April) for the location of the ice resurfacer garage and refrigeration system after we receive final proposals from rink builders.

We will be meeting with the Village Administrator, Parks Director and Utilities Director in March to review needs and concerns from the

village to ensure that construction is staged to eliminate or minimize any impacts on youth soccer, T-ball, Little League, pickleball, disc golf and County League Baseball. From this meeting we hope to create a construction timeline likely to begin in July in order to complete the rink to open in late November for the 2026-27 winter season.

Additional notes:

- Our major donation outreach has brought in donations from residents of Egg Harbor, Sturgeon Bay, Liberty Grove, Baileys Harbor, Ephraim, Green Bay, Naperville, Chicago, Milwaukee, California and Florida.
- John Fitzgerald and Hockers Excavating will be donating services to demo the existing surface and prepare the new surface for rink builders.
- We are working with staff and engineers to plan utility connections (electric, heat, water)
- We have met with the Hilander family to keep them abreast of the project and to improve the recognition of Teresa Hilander at the rink.

Friends of the Sister Bay Ice Rink Board

Myles Dannhausen Jr.
 Kevin Grant, Vice President
 Bobby Kraynak, Treasurer
 Ellie Soderberg-Guger, Secretary
 Cole Vanderleest
 Matt Stone
 Jess Sword-Reinke
 Christian McWhinney
 Anne Dannhausen
 Elizabeth Grooms

Building Committee

Kevin Grant
 Myles Dannhausen Jr.

Christian McWhinney

Brian Ferrie

Matt Hockers

John Fitzgerald

Adam White

Andrew Iding

Fundraising and Communication Committee

Major Donor Outreach: Myles Dannhausen Jr., Carrie Baldwin, Kevin Grant

Events, fundraisers, communication: Elizabeth Grooms, Jess Sword-Reinke, Ellie Soderberg-Guger, Carrie Baldwin, Cole Vanderleest, Matt Stone, Anne Dannhausen



STAFF REPORT (5.b.)

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Peninsula Pacers; Mill Road Closure Request; Bike Ride
Peninsula Century Fall Challenge

Author(s): Benjamin Andrews

Action(s) Requested: Ordinance Resolution Motion Receive/File

POLICY ISSUE(S)

“Should the Parks, Property and Streets Committee consider approving/rejecting the request of Peninsula Pacers to allow for a road detour/closure on portions of Mill Road, for a portion of the date on Saturday, September 19, 2026, to allow for the Peninsula Century Fall Challenge to occur?”

BACKGROUND INFORMATION

On **February 1st, 2026**, a representative from the [Peninsula Pacers](#), submitted a facility rental agreement for Waterfront Park. The application included a request to close portions of Mill Road for the [Peninsula Century Fall Challenge](#) event on **September 19th, 2026**. The application includes the following information:

- Tent Setup on **Thursday, September 17, 2026**.
- Facility Rental from **Friday, September 18, 2026 to Saturday, September 19, 2026**.
- Tents are in place on **Sunday, September 20, 2026**.
- Tents are removed on **Monday, September 21, 2026**.

Peninsula Pacers is a for-profit organization and would be charged the full use fees of \$2,500 for use from Friday to Monday (in September). Further, the full list of terms for the facility rental is listed on the Village Facility Rental Agreement Form.

DETAILS OF REQUEST

The Peninsula Pacers organization is seeking to obtain permission from the Parks, Property and Streets Committee to approve a request for road detour/road closure for portions of Mill Road for the Peninsula Century Fall Challenge event, scheduled for September 19th, 2026. The specific areas and timing of the closure/detour are outlined in the diagram provided by Peninsula Pacers.

PRIOR ACTION/REVIEW

The Peninsula Pacers have requested road detours for past events; the most recent event was held on September 13th, 2025. Peninsula Pacers came before the Parks, Property, and Streets Committee on April 7th, 2025, to request a road detour/closure. The Committee evaluated the request and approved it without modifications.

Village Staff contacted the listed representative from Peninsula Pacers to inform them that the request will be on March 2nd, 2026 Parks, Property and Streets Committee agenda and invited them to participate.

RECOMMENDED ACTION(S)

Seeing no conflicts with the proposed request, Village Staff recommends approving the request for a road detour/closure on portions of Mill Road on Saturday, September 19, 2026, as presented.

If the Parks, Property and Streets Committee were in favor of this policy action, the following motion may be made:

“I move to approve the request from the Peninsula Pacers for road detour and closure for portions of Mill Road on Saturday, September 19, 2026 as outlined in their request.”

POLICY ALTERNATIVE(S)

The Parks, Property and Streets Committee could take the following actions:

- Approve Request
- Approve Request with Modifications
- Reject Request
- Postpone – Seek Add’ Information

ATTACHMENT(S)

1. Facility Rental Agreement Form – Waterfront Park
2. Road Closure/Detour Request
3. April 7th, 2025, Parks Committee Meeting Minutes Excerpts



VILLAGE OF SISTER BAY
Village Facility Rental Agreement

WATERFRONT PARK – 2362 Mill Road

Applicant/Organization Name: Peninsula Pacers

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Date(s) Requested: 9/18 - 9/19 Time(s) Requested: All Day

Type of Event: Peninsula Century Fall Challenge - Organized biking event
Waterfront Park to serve as start and finish / post-ride meal location

Security Deposit: \$1000

Use Fees: \$2500* Friday-Monday (May, June, September, October)
\$3500* Friday-Monday (July, August)

*All fees plus tax unless exempt

Tent setup 9/17
Tent removal 9/21

Security deposits are deposited into a Trust Account and returned after satisfactory inspection of the grounds and/or facilities.

Hours: Access to facility is available beginning at 7:00 AM and activities are to be concluded by 10:00 PM. Tents may only be erected from the period beginning at 1:00 PM on Friday and must be taken down by 10:00 AM Monday. Tents left beyond the timeframe are charged at \$1000/day.

Restrooms: Public restrooms are located at the corner of Mill Road and N Bay Shore Drive and in the lower level of the Village Hall, if open. However, port-a-potties must be provided for events larger than 50 people. Placement of the portable units require the authorization of the Parks and Streets Director.

Decorations: Renter may not stake anything into the ground without first consulting with the Parks and Streets Director to determine if underground utilities are present. Tent staking must take place within the area(s) marked by the Parks and Streets Director. Damage to underground utilities caused by the renter or attendees at an event hosted by the renter will be retained from the security deposit. Damages will be billed at 125% of the total cost of repair.

Alcohol: Alcohol is strictly prohibited from being sold during your event, except in the case where an eligible organization has obtained the proper license from the Village Clerk. A licensed operator must be on premise at all times that alcohol is being served or sold.

Cleaning: Trash must be collected and taken with you when you leave. Security deposits will not be returned if additional clean-up is required by Parks and Streets Department staff.



Parking: Parking shall be only in lawful, authorized parking areas on the street or in designated parking lots (Mill Road lots, designated public stalls in the Scandia Road/Sunset Road lot). Vehicles may not be parked on lawns or where prohibited per Village Ordinance. No overnight parking is permitted on village streets or in village lots.

Noise: Outdoor music may not exceed decibel levels as set by the Village of Sister Bay. A decibel meter may be available to verify that levels are acceptable. If you are found in violation of the Village’s decibel limit, you are required to adjust sound levels or stop the music immediately. No amplified music may be played after 9:00 P.M. or the security deposit will be forfeit.

Liability Insurance: “For profit” events held at Village facilities are obligated to provide, prior to their use of the facility, a Certificate of Liability Insurance in the minimum amount of \$1,000,000 naming the Village of Sister Bay as certificate holder.

Cancellation: The Village of Sister Bay reserves the right to cancel a reservation if the Village requires use of the facility, in which case the security deposit and use fee will be refunded. Cancellations made by the applicant at least 48 hours in advance may receive a refund.

Public: Keep in mind that the beach and surrounding areas are public spaces. The Village cannot guarantee that the public won’t be present during your event.

IN THE EVENT OF AN EMERGENCY, dial 911. Contact the Parks and Streets Director to determine where the nearest AED is located.

Any group who fails to follow the aforementioned regulations may be prohibited from use of Village facilities in the future.

I acknowledge that I have read and agree to the regulations listed above:

Applicant Signature: Ben Fitzgerald Digitally signed by Ben Fitzgerald
Date: 2026.02.09 10:43:50 -06'00' Date: 2/9/26

If other than the applicant, name and contact information for individual responsible for answering questions during the event, including set-up and take-down (i.e. event planner):

Name: _____

Phone: _____


Received by: Sarah Bertges Date Approved: _____

Use Fee Collected: _____ Sec. Dep. Check #: _____

Facility Inspection: _____ Sec. Dep. Return Date: _____



Dear Business Owner,

On Saturday, September 19, 2026, the Peninsula Century Fall Challenge will take place at Waterfront Park in Sister Bay. We are expecting approximately 800 riders to participate.

Mill Road traffic will be redirected for a portion of the day for us to conduct a safe event. Please see the attached photos of the closure locations and the time of day the closures will occur.

Thank you,

Ben Fitzgerald
Peninsula Pacers
920.421.1509

MINUTES FOR THE HYBRID REGULAR MONTHLY MEETING OF THE
PARKS, PROPERTY & STREETS COMMITTEE
SISTER BAY-LIBERTY GROVE FIRE STATION – 2258 MILL ROAD,
MONDAY, APRIL 7, 2025
(APPROVED VERSION)

Mill Road Closure Request; Peninsula Century Fall Challenge Bike Ride:

The start/finish line for the Peninsula Century Fall Challenge Bike Ride, that will be take place on Saturday, September 13, 2025, will be located in Waterfront Park, and some diagrams that depict the road closures and detours that have been suggested by Brian Fitzgerald of the Peninsula Pacers were included in the digital meeting packets. A letter from Mr. Fitzgerald was also included in the digital meeting packets, and in that document he indicates that he believes the proposed detours and temporary road closures are necessary to ensure that motorists as well as the bicyclists who participate in the ride are safe.

Motion by Ahrens, second by Orozco that the Parks, Property & Streets Committee grants the request from Brian Fitzgerald of the Peninsula Pacers to detour Mill Road traffic for a portion of the day on Saturday, September 13, 2025 for the Peninsula Century Fall Challenge Bike Ride, and, therefore, the road closures and detours that are depicted on the diagrams that were included in the digital meeting packets will be enforced during the stated times. Motion carried – All ayes.

**STAFF REPORT (5.d)**

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Public Information Meeting - Village Administration Building

Author(s): Benjamin Andrews, Village Administrator

Action(s) Requested: Ordinance Resolution Motion Receive/File

Materials for the Public Information will be available on Thursday, February 26, 2026 on the Village Website ([Agendas & Minutes](#)) under March 2nd, 2026 Parks, Property, and Streets Committee; see additional documents.



STAFF REPORT (5.e)

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Future Administration Building; Mill Street

Author(s): Benjamin Andrews, Village Administrator

Action(s) Requested: Ordinance Resolution Information Needs Discussion

POLICY ISSUE(S)

“What should the process be for establishing a new administration building?”

PRIOR ACTION/REVIEW

December 16, 2025: Village Board finalized the location for the new administration building: Mill Road site (former Parks Building). Motion passed 4–3 after extensive debate on parking, expansion, and infrastructure.

February 2, 2026: The Parks, Property & Streets Committee (“Parks Committee”) reviewed next steps for the future Village Administration Building at the Mill Road site, discussing the roles of staff, committees, and the Village Board, as well as the need to clearly define building requirements before hiring architectural or engineering services. The Committee agreed that public engagement should begin soon and unanimously approved a motion directing staff to include a public informational meeting as part of the March 2026 Parks Committee meeting.

March 2, 2026: The public information meeting was held prior to this agenda item. The Parks Committee has the opportunity to review the information presented at the public information meeting (including public input) and to outline next steps.

BACKGROUND INFORMATION

With the Village Board establishing the direction of the new Village Administration building on the Mill Road site (former Parks Building), there should be consideration of the process moving forward. The Parks, Property and Streets Committee has the opportunity to discuss the decisions moving forward and provide any input that would be reported to the Village Board. As part of the public information meeting, Village Staff generated a Needs Assessment.

BACKGROUND INFORMATION (CONT.)

The needs assessment identifies significant deficiencies in the current 1,700 sq. ft. 1930s administration building (see needs assessment). It outlines current staffing levels and functional requirements, noting the need for dedicated private workstations, flexible workstations for part-time and contracted staff, and public-facing service areas. The needs assessment defines space utilization, including conference rooms, storage areas for community and election records, general staff areas, a public lobby and restrooms, and a fully equipped governing board chamber with seating for 50–75 people. Technology, telecommunications, and security needs include server capacity, wired and wireless connectivity, video conferencing, and controlled access. ADA compliance is emphasized across all areas. The total estimated building program ranges from 4,500 to 6,200 square feet to meet current and future operational needs. The needs assessment was generated by Village Staff, who are not experts in Architecture or Facility Operations/Maintenance, and its limitations should be noted.

GENERAL PROCESS

As a refresher, the general process for developing the new facility begins with identifying and confirming the Village's operational needs. Based on this framework, the Committee may recommend future actions to support a clear and informed path forward for the project.

- **Feasibility & Assessment:** Conduct a facility assessment to analyze current space, long-term needs, and maintenance costs.
- **Budgeting & Planning:** Develop a preliminary budget, scope, and timeline to inform taxpayers, stakeholders, officials, and staff.
- **Procurement:** Consider the procurement process for professional services associated with the development of the plans/specifications.
- **Design & Site Selection:** Consider the vision for the plans, with consideration for site location, and subsequent requirements, limitations, and advantages.
- **Sustainability, Security, Safety, Accessibility, and Norms:** Consider preferred and (in some cases) mandatory elements of the facility plans, which may include sustainability, security, safety, accessibility, norms, etc.
- **Regulatory Compliance:** Ensure plans comply with local and state policies/laws/ordinances, including Wisconsin Department of Safety and Professional Services (DSPS) building codes for public buildings and local building permits.
- **Construction Process:** Consider the process for Public Works projects; Wisconsin law requires competitive bidding for "public construction" exceeding \$25,000.

OBJECTIVE FOR TODAY'S MEETING

The objective of this discussion is for the Parks, Property, and Streets Committee to review the information presented at the public informational meeting, including the staff-generated needs assessment, and to clarify the next appropriate steps in developing the new Village Administration Building.

POTENTIAL FUTURE ACTIONS

These potential actions will assist the Village Board in establishing a process to move the project forward:

1. Finalize Informal Needs Assessment and Proceed with Next Phase
 - a. The Agenda Item Could be Referred to the Finance Committee for Budget/Finance Review
2. Consider if a Formal Needs Assessment is Necessary
3. Consider if Additional Community Engagement is Necessary

ATTACHMENT(S)

1. Administration Building Needs Assessment (Updated 2/24/2026)

**Village of Sister Bay
Administration Building Needs Assessment**

Current Administration Building

Department Name: Village Administration

Building Size: 1,700 sq. ft.

Building Age: 1930s

Parcel Size: 0.2 acres

Identified Issues

- Limited parking.
- No meeting space-meetings are held at the Fire Station.
- Inadequate space for voting and voting records.
- Limited storage - files are stored at the park's maintenance building.
- Lack of visibility to the public.

Existing Building Assessment

- Windows don't close/lock properly – security concerns.
- Windows/doors need to be replaced
- A/C unit is undersized – 2.5 ton.
- No air returns for A/C.
- Floorboard electric heat.
- Galvanized piping for electrical in-ground with corrosion.
- Crawl space floods.
- Mechanical area floods.
- Electrical is dated.
- Toilet rooms are not ADA accessible.
- No exhaust fan, lighting upgrade, or sound transfer issues.
- Roof downspouts to storm.
- Sound transfer through walls – no private conversations.
- Asbestos in ceiling tile, floor tile (mech. room), and ductwork.
- Insufficient insulation.
- Roof leaks in the mechanical room.

Administration Building Needs Assessment**Number of Current Staff:**

Staff	Status	Office Space	Functions
Village/Zoning Administrator	FT	Private Workstation (1)	<ul style="list-style-type: none"> • General Admin • Zoning Admin
Finance Specialist/Treasurer	FT	Private Workstation (1)	<ul style="list-style-type: none"> • General Admin • Financial Admin
Village Clerk	FT	Private Workstation (1) *Currently flexible workstation	<ul style="list-style-type: none"> • General Admin • Elections Admin
Administrative Assistant/Deputy Treasurer	FT	Public Facing Workstation (1)	<ul style="list-style-type: none"> • General Admin • Zoning Admin • Financial Admin • Parks-Facility Admin
Code Compliance Officer	PT	Flexible Workstation (1)	<ul style="list-style-type: none"> • Code Compliance • Zoning Admin
Building Inspection	Contracted	Flexible Workstation (1)	<ul style="list-style-type: none"> • Building Inspection

*FT – Full Time **PT – Part Time

Services (Functions) Provided:

- Zoning Administration
- Elections Administration
- General Administration
- Financial Management
- Parks-Facility Administration
- Code Compliance
- Building Inspection

Records/Technology:

- Community Records
- Financial Records
- Election Records
- Human Resources Records
- Retained Records
- Primary Servers

Requirements for Office Space

- **Office Spaces**

- Private Workstations: 4
 - Private Workstation #1: Village Clerk
 - Utilization: functions related to Elections and General Administration.
 - Records: Secures Election Records.
 - Private Workstation #2: Finance Specialist/Treasurer
 - Utilization: functions related to Financial and General Administration.
 - Records: Secures Financial Records.
 - Private Workstation #3: Village/Zoning Administrator
 - Utilization: functions related to General, Zoning, and Financial Management.
 - Records: Secures Human Resources Records.
 - Private Workstation #4: Undesignated
 - Future Staffing Growth (if Applicable) OR could be utilized for temporary record storage.
- Flexible Workstations: 3
 - Workstation #1: Code Compliance Officer.
 - Utilization: functions related to Code Compliance and Zoning Administration.
 - Workstation #2: Building Inspection (contacted)
 - Also, accommodation is offered by other Professional Service Contractors that may be on-site; OR could also be utilized for future staffing growth (if applicable).
 - Utilization: functions related to Building Inspection, and temporary use for other professional services.
 - Workstation #3: Undesignated
 - Accommodates future staffing (if applicable); OR could be utilized for temporary record storage.
- Public Facing Workstations: 2
 - Public Facing Workstation #1: Administrative Assistant/Deputy Treasurer
 - Utilization: functions related to General, Zoning, and Parks-Facility Administration.
 - Public Facing Workstation #2: Village Clerk or Code Compliance Officer (as needed)
 - Utilization: functions related to Election Administration and Code Compliance.

- **Meeting Rooms**
 - Conference Rooms: 1
 - Seating up to 8
 - Audio/Visual Technology for Conferencing
 - Utilization: Village Manager's Meeting and Other Multi-Staff Meetings.

- **General Areas:**
 - Staff Bathroom: 1
 - Kitchenette: 1
 - Copy Area: 1

- **Storage**
 - Community Records Storage: 1
 - Utilization: Secures Community Records
 - 6-8 lg. file cabinets.
 - Utility/Supply Storage: 1
 - Utilization: Stores office equipment and server room (if applicable).
 - Retained Records Storage: 1
 - Utilization: Secures Retained Records (records that must be maintained but are no longer utilized as part of day-to-day operations for Village Staff).
 - Server Room: 1 (if applicable)
 - Could be included as part of utility/supply storage or a separate space.

- **General Public Areas**
 - Lobby: Accommodates 3-5 people.
 - Bathroom: 2
 - Entrance: 1

- **Governing Board Chambers Area**
 - Governing Board Chambers: 1
 - Includes dais for governing board members.
 - Seats 50-75 persons.
 - Include telecommunications capacity for conferencing and an amplified sound system.
 - Executive Conference Room: 1
 - Seating for up to 10 people.
 - Utilized as a meeting space, including a resource for closed sessions of governing boards.
 - Audio/Visual Technology for Conferencing
 - Elections Storage Room:
 - Utilized for securing and storing election equipment.

Technology & Infrastructure:

- **IT Needs**
 - Server room or IT closet requirements:
 - Includes utility/supply storage or as a separate server room space.
 - Network and Wi-Fi coverage:
 - Private and public Wi-Fi available.
 - Ethernet connections are available at each workstation/office.
- **Telecommunications**
 - Video conferencing capabilities should be available in each conference room, with the capacity for screen sharing from Village devices while in the room.
- **Security**
 - Access control:
 - Access to the Administration Building would be controlled with a fob.
 - Storage of sensitive/confidential files (Financial, Elections, Human Resources) would be limited to access for specific Office Spaces.
 - Surveillance cameras:
 - It would be ideal to install a security camera on the exterior of the building.
 - Public Facing Spaces:
 - Public facility spaces would be ideal to have sliding windows (lockable) for closing when not staffed.

Accessibility & Compliance

- ADA compliance considerations:
 - Pedestrian access areas should be ADA-compliant (including correct slope and potential entrance/exit doors with a mechanical door opener).
 - Counters, both public-facing and for Village Staff, should be at an accessible height.
 - Ramps should be included for elevated areas, such as the Governing Board Chamber dais (if applicable).
 - All restrooms would be constructed to meet ADA compliance, including space and height requirements.
 - Clearing space for hallways should be an accessibility requirement.
 - Signage would include braille and tactile characters.

Additional Comments

- Other needs or considerations from governing bodies and/or the public input...

SUMMARY OF NEEDS ASSESSMENT

Location:	Title:	Designate Personnel:	Services/Functions:	Requirements:	Typical Sq. Footage:	
					Min.	Max.
Office Space	Private Workstation #1	Village Clerk	Elections and General Administration	- Secures Election Records - Ethernet Connection	150	200
Office Space	Private Workstation #2	Finance Specialist/Treasurer	Financial and General Administration	- Secures Financial Records. - Ethernet Connection	150	200
Office Space	Private Workstation #3	Village/Zoning Administrator	General, Zoning, and Financial Management	- Secures Human Resources Records - Ethernet Connection	150	200
Office Space	Private Office #4	<i>Undesignated</i>	<i>Undesignated - Future Staffing Growth (if App) OR Temp. Storage</i>	- Ethernet Connection	150	201
Office Space	Flexible Workstation #1	Code Compliance Officer	Code Compliance and Zoning Administration	- Ethernet Connection	100	150
Office Space	Flexible Workstation #2	Building Inspection/Professional Services	Building Inspection	- Ethernet Connection	100	150
Office Space	Flexible Workstation #3	<i>Undesignated</i>	<i>Undesignated - Future Staffing Growth (if App) OR Temp. Storage</i>	- Ethernet Connection	100	150
Office Space	Public Facing Workstation #1	Administrative Assistant/Deputy Treasurer	General, Zoning, and Parks-Facility Administration	- Ethernet Connection - Sliding windows (lockable)	75	100
Office Space	Public Facing Workstation #2	Village Clerk or Code Compliance Officer (as needed)	Election Administration and Code Compliance	- Ethernet Connection - Sliding windows (lockable)	75	100
Office Space	Conference Room	N/A	N/A	- Seating up to 8 - Audio/Visual Technology for Conferencing	175	225
Office Space	Staff Bathroom	N/A	N/A	- ADA Compliance Consideration	60	75
Office Space	Kitchenette	N/A	N/A	- ADA Compliance Consideration	50	100
Office Space	Copy Area	N/A	N/A		75	100
Office Space	Community Records Storage	N/A	N/A	- 6-8 lg. file cabinets.	250	300
Office Space	Utility/Supply Storage	N/A	N/A		100	150
Office Space	Retained Records Storage	N/A	N/A		200	300
Office Space	Server Room (if app.)	N/A	N/A		30	50
General Public	Lobby	N/A	N/A	- Standing Window Area(s) - Accommodates a waiting area for 3-5 people	300	400
General Public	Entrance	N/A	N/A		200	250
General Public	Bathroom #1	N/A	N/A	- Could be identified as uni-sex or men's room	100	150
General Public	Bathroom #2	N/A	N/A	- Could be identified as uni-sex or women's room	100	150
Governing Board Chambers	Governing Board Chambers	N/A	N/A	- Includes dais for governing board members, - Seats 50-75 persons, - includes telecommunications capacity for conferencing and amplified sounds. - Audio/Visual Technology for Conferencing	1,500	2,000
Governing Board Chambers	Executive Conference Room	N/A	N/A	- Seating for up to 10 people - Utilized as a meeting space, including a resource for closed sessions of governing boards.	250	300
Governing Board Chambers	Elections Storage Room	N/A	N/A	- Secured from public access	100	150
TOTALS:					4,500	6,200



STAFF REPORT (5.f.)

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Current Administration Building; Impact on Road Reconstruction Project

Author(s): Benjamin Andrews, Village Administrator

Action(s) Requested: Ordinance Resolution Motion Discussion

POLICY ISSUE(S)

“Should the Parks, Property and Streets Committee recommend to the Village Board:

1. Demolish the Village Administration Building
2. Maintain the Village Administration Building.”

PRIOR ACTION/REVIEW

December 16, 2025: Village Board finalized the location for the new administration building: Mill Road site (former Parks Building). Motion passed 4–3 after extensive debate on parking, expansion, and infrastructure.

February 2, 2026: At the February 2, 2026, Parks, Property, and Streets Committee meeting, the committee was informed that the appraisal of the current administration building is still in progress and won’t be ready until March. Because of this, the committee decided to delay any recommendation about demolishing or keeping the building until the appraisal is finished.

February 10, 2026: The contracted appraisal firm provided the appraisal report for the Village Administration building, which estimated a simple market fee value of the property at **\$248,000**.

March 2, 2026: The Parks, Property, and Streets Committee can review the appraisal and make recommendation(s) to the board, seek additional information, or continue discussion/deliberation at a future meeting.

BACKGROUND INFORMATION

With the Village Board establishing the direction for the new Village Administration building on the Mill Road site (former Parks Building), consideration should be given to the process moving forward and its impact on the “Triangle Road Reconstruction Project.”

The process of moving forward is dependent on the Village Board’s decision to 1.) Demolish the Village Administration Building; OR 2.) Maintain and Village Administration Building.”, which will in turn determine which concept will be chosen for the “Triangle Road Reconstruction Project.”

ADDITIONAL CONSIDERATIONS

When evaluating the future of the current administration building, the committee may want to consider the following:

- **Impact on the Triangle Road Reconstruction Project:** The decision to keep or demolish the building will directly affect the design of the upcoming street project. Demolition could create space for additional parking or alternative roadway layouts, while retention would allow the property to be sold for a “second life” and the proceeds to go to the Village.
- **Project Timing and Coordination:** The street project is expected to be completed in either 2026 or 2027. The committee should consider how the building decision aligns with this timeline.
- **Interim Staff Location if the Building Is Demolished:** If demolition occurs before the new administration building is constructed, the Village will need temporary space to house staff. Identifying suitable locations, costs, and operational impacts will be important.
- **Timeline for the New Administration Building:** The new facility is unlikely to be completed before 2028. This extended timeline increases the importance of planning for temporary operations if demolition is recommended/approved.
- **Potential Sale Value vs. Demolition Costs:** Retaining and selling the current building may generate revenue. Conversely, demolition incurs upfront costs but may yield long-term benefits through expanded street parking options.
- **Long-Term Community and Operational Benefits:** The committee could weigh each option's support for Village goals related to parking and municipal operations.

OBJECTIVES FOR COMMITTEE MEETING

- The objective of this agenda item is to provide the Parks, Property & Streets Committee with the opportunity to review and discuss how the future of the current Village Administration Building will influence the design, timing, and planning of the Triangle Road Reconstruction Project.
- As part of its role, the Committee is a stakeholder in evaluating how facility decisions affect long-term community and Village Staff needs.
- The Committee’s discussion and recommendations will help guide the Village Board in determining whether maintaining or demolishing the current Village Administration Building is the best course forward.

POLICY ALTERNATIVE(S)

The Parks, Property and Streets Committee could take the following actions:

- Make a Recommendation to the Village Board:
 - Demolish the Village Administration Building
 - Maintain the Village Administration Building
- Postpone:
 - Seeking Additional Information from Village Staff
 - Continue Discussion at a Later Meeting

POTENTIAL MOTIONS

Recommendation to the Village Board – Demolition: *“I move to recommend that the Village Board proceed with demolishing the current Village Administration Building.”*

Recommendation to the Village Board – Maintain: *“I move to recommend that the Village Board maintain the current Village Administration Building.”*

Postpone for Additional Information: *“I move to postpone this item and direct Village staff to provide additional information as requested by the Committee. [list additional information sought].”*

Postpone to a Later Meeting: *“I move to postpone this item and continue the Committee’s discussion at a future meeting.”*

ATTACHMENT(S)

1. Sister Bay Administration Building Appraisal Report

**APPRAISAL REPORT
OF REAL ESTATE
PROPERTY OF**

VILLAGE OF SISTER BAY

LOCATION

2383 MAPLE DRIVE
SISTER BAY, WI

FOR

VILLAGE OF SISTER BAY
ADMINISTRATION BUILDING
2383 MAPLE DRIVE
SISTER BAY, WI 54234

BY

KEVIN J. DUMMAN, MAI, SRA, AI-GRS
Wisconsin Certified General Appraiser #1180-10
DUMMAN APPRAISAL GROUP, LLC
923 LAKE STREET - P. O. BOX 65
ALGOMA, WI 54201-0065

DUMMAN APPRAISAL GROUP, LLC

923 LAKE STREET - P. O. BOX 65
ALGOMA, WI 54201-0065

February 5, 2026

Village of Sister Bay
Administration Building
2383 Maple Drive
Sister Bay, WI 54234

RE: Administration Building Appraisal

In accordance with your request, I have personally viewed and appraised the real property located at:

2383 Maple Drive
Sister Bay, WI

The purpose of the appraisal was to develop an opinion of the as is fee simple market value of the property, as improved, unencumbered by liens. A legal description of the property will be found herein.

In my opinion, the as is fee simple market value of the property as of February 3, 2026, is:

TWO HUNDRED FORTY-EIGHT THOUSAND DOLLARS

\$248,000

THIS IS AN APPRAISAL REPORT

The attached report contains the description, analysis, and supportive data for the conclusions and final estimate of value together with descriptive photographs.



Kevin J. Dumman, MAI, SRA, AI-GRS
WI Certified General Appraiser #1180-10

TABLE OF CONTENTS

SUMMARY OF SALIENT FACTS	1
SCOPE OF THE ASSIGNMENT	2
COMPETENCY OF THE APPRAISER.....	2
EXTRAORDINARY ASSUMPTIONS	3
HYPOTHETICAL CONDITIONS	3
PERSONAL PROPERTY VALUE	3
CLIENT & INTENDED USER OF THIS REPORT	4
INTENDED USE OF THIS REPORT AND RESTRICTIONS	4
MARKET VALUE DEFINED.....	5
VALUE PREMISE	6
RIGHTS APPRAISED	6
ZONING.....	6
CENSUS TRACT	9
FLOOD PLAIN	9
DATE OF VALUATION	10
DATE OF REPORT	10
IDENTIFICATION OF THE PROPERTY	10
SITE DESCRIPTION AND SITE IMPROVEMENTS.....	10
PHYSICAL LIMITATIONS TO THE SITE	11
LEGAL DESCRIPTION & TAX DATA	11
SALES HISTORY	12
MARKETING AND EXPOSURE TIME	12
GENERAL MARKET CONDITIONS.....	12
NEIGHBORHOOD DATA.....	13
GENERAL AREA INFORMATION	13
HIGHEST AND BEST USE	22
ENVIRONMENTAL	26
DESCRIPTION OF REAL ESTATE.....	26
SUBJECT PHOTOGRAPHS AND EXHIBITS	29
THE APPRAISAL PROCESS.....	40
PERSONAL PROPERTY VALUE	41
SITE SALES	41
COST APPROACH TO VALUE	42
INCOME APPROACH TO VALUE	42
SALES COMPARISON APPROACH TO VALUE.....	42
RECONCILIATION	53
FINAL OPINION OF VALUE	53
ADDITIONAL EXHIBITS	54

Other Exhibits

Ordinary Assumptions and Limiting Conditions

Appraiser's Certification

Qualifications of Appraiser of Real Estate

SUMMARY OF SALIENT FACTS

Owner:	Village of Sister Bay
Type of Property:	Office Building
Location:	2383 Maple Drive Sister Bay, WI
Site Area:	Irregular 0.24 acre (10,454 sf)
Value Premise:	As Is
Property Rights Appraised:	Fee Simple
Legal Description:	See Attached
Real Estate Taxes:	Tax exempt
Zoning:	B-2 Downtown Business Transition District
Value via Sales Comparison Approach:	\$248,000
Value via Cost Approach:	n/a
Value via Income Approach:	n/a
Final Value Opinion:	\$248,000
Date Value Applies:	February 3, 2026
Date of Report:	February 5, 2026

SCOPE OF THE ASSIGNMENT

The scope of this assignment is to perform an appraisal analysis in accordance with the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics, Standards of Professional Practice of the Appraisal Institute, and the statement of work provided to the appraiser. This appraisal is presented in an appraisal report narrative format.

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and the policies of the client and/or intended user(s). The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The scope of this assignment includes an investigation of the market area to discover factors affecting property value, a search of the market area for sales of comparable property, an analysis and determination of the highest and best use of the subject, and a viewing of the subject to determine the physical characteristics of the land and any improvements.

The appraiser viewed the interior and exterior of the subject property on February 3, 2026. Sizes of the subject building improvements were obtained by physically measuring them and are assumed to be correct. The size of the subject site was obtained from GIS and tax information and is assumed to be correct. A title insurance report was not provided. The appraiser has viewed the comparable sales from the exterior if possible. An opinion of market value for the subject property was formulated using the Sales Comparison Approach. The appraiser did not consider the Cost Approach or Income Approach for purposes of this analysis. Information on the subject property and comparable sales was obtained from sources including but not limited to personal visit, property owner, buyer, seller, real estate brokers, County Treasurer's Office, County Register of Deeds Office, Assessor's Office, Property Lister's Office, public records, loan officers, appraisers, multiple listing services, and city/county government officials. All sale information was verified if possible. Area, regional, and neighborhood information along with market conditions were compiled from Chamber of Commerce brochures, United States Census publications, city and county websites, tourism brochures, governmental agencies, and multiple listing services. The appraiser completed a highest and best use analysis on the subject property using factual information from the subject property, the area and neighborhood data, and zoning regulations.

COMPETENCY OF THE APPRAISER

Kevin J. Dumman, MAI, SRA, AI-GRS has been appraising a variety of different types of properties in Wisconsin since 1992. The appraiser holds a Wisconsin Certified General Appraiser license. His professional organization memberships include the Appraisal Institute. He has earned the MAI, SRA, and AI-GRS designations from the Appraisal Institute. The appraiser is experienced and competent in the appraisal of office and retail buildings in Wisconsin and routinely appraises properties in the Door County area.

EXTRAORDINARY ASSUMPTIONS

Extraordinary assumption is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

“An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or about the integrity of data used in the analysis. (USPAP 2024 ed.)

Extraordinary assumption is defined by USPAP as follows:

“...an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”

There were no extraordinary assumptions used in this appraisal report.

HYPOTHETICAL CONDITIONS

Hypothetical condition is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

1. A condition that is presumed to be true when it is known to be false.
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2024 ed.)

Hypothetical condition is defined by USPAP as follows:

“...a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

There were no hypothetical conditions in this appraisal report.

PERSONAL PROPERTY VALUE

The estimate of value contained in this appraisal report is for the subject property real estate only and does not include any value for the subject personal property.

CLIENT & INTENDED USER OF THIS REPORT

Client is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

1. The individual, group, or entity who engages a valuer to perform a service. (SVP)
2. The party or parties who engage, by employment or contract, an appraiser in a specific assignment. Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (USPAP, 2024 ed.)
3. Generally, the party or parties ordering the appraisal report. It does not matter who pays for the work. (CUSPAP, 2014 ed.)

Client is defined by USPAP as follows:

“The party or parties (i.e., individual, group, or entity) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent.”

Intended user is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

1. The party or parties the valuer intends will use the report. (SVP)
2. The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment. (USPAP 2024 ed.)

Intended user is defined by USPAP as follows:

“The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.”

This appraisal report is intended for use by the Village of Sister Bay who is the client, as stated herein. All others possessing this report are not intended users. The only intended user of this appraisal is the client, the Village of Sister Bay. There is no other intended user. No purchaser, seller, or borrower are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose, whatsoever. The fact that some party, other than the client, paid for the appraisal, either directly, or indirectly, does not make them an intended user.

INTENDED USE OF THIS REPORT AND RESTRICTIONS

Intended use is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

1. The valuer’s intent as to how the report will be used. (SVP)
2. The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2024 ed.)

Intended user is defined by USPAP as follows:

“The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.”

This appraisal report is intended for use for financial planning and decision making purposes only. Reliance on this report may be misleading to parties other than the intended user and cannot be properly understood without the additional information in the work file of the appraiser.

MARKET VALUE DEFINED

Market value is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute as follows:

“The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.”

Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows:

“A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal.”
Comment: Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value.

Market value is defined in 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994; Federal Register 77472, Vol. 75, No. 237, December 10, 2010, as follows:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in an open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

VALUE PREMISE

As is market value is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

“The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.” (Interagency Appraisal and Evaluation Guidelines) Note that the use of the “as is” phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United State. The concept of an “as is” value is not included in the Standards of Valuation Practice, or International Valuation Standards.

The subject property is valued with an as is value opinion.

RIGHTS APPRAISED

Fee simple estate is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

The property is being appraised on the assumption of a fee simple title with no liens on the property except for the usual real estate taxes. A search reveals no right-of-way easement or other types of possessory or non-possessory rights owned by persons other than the title holder. The property interest being appraised is fee simple, free and clear of all other obligations other than of tenants in possession under existing leases, if any.

ZONING

The subject is currently zoned B-2 Downtown Business Transition District by the Village of Sister Bay. Excerpts from the zoning code pertaining to the subject are reproduced in the Exhibits section of this report. The B-2 Downtown Business Transition District is intended to complement the Village’s Downtown Business District by providing a transition zone adjacent to the B-3 Downtown Business district. While the dominate uses in the B-2 district are residential, the area is in the process of changing to a mixture of business and residential uses. This transition area is typified by small lots and buildings with minimal setbacks. The intent of the B-2 Downtown Transition District is to permit the conversion of existing residential buildings to business uses, to permit the construction of new commercial buildings, and to have N. Bay Shore Drive remain the primary downtown shopping street. This section provides standards for the orderly improvement and development of the Downtown Business Transition District based on the following objectives:

- To encourage development that is consistent with the natural environment.
- To encourage development that maintains the Village’s traditional small-town appearance, in which its housing, shops, work places, parks and civic facilities co-exist in relative harmony.
- To encourage development that balances the needs of a resort town and a residential Village.

- To encourage efficient use of land and urban services.
- To encourage a mixture of land uses that will encourage people to walk as an alternative to driving and provide more employment and housing options.
- To encourage development that serves as a buffer between residential neighborhoods and the Downtown Business District.
- To encourage building designs that meet the architectural standards and enhance the Village's historic architecture. [See Sec. 4000 - Architectural Guide]

The ordinance also establishes requirements for building improvements relating to setbacks and lot coverage.

Permitted, Conditional, and Prohibited Uses

The zoning code provides for a wide variety of uses.

Permitted Uses Include

1. Art galleries or studios for photography, painting, and music
2. Barber shops, beauty salons, and spas
3. Bed and breakfast establishments
4. Infrastructure essential services
5. Information centers
6. Licensed massage therapy and boy work facilities as certified by the state
7. Marinas
8. Municipal utility facilities
9. Parks
10. Physical fitness centers
11. Public parking lots
12. Professional offices
13. Restaurants
14. Retail general uses
15. Self-service laundry and dry-cleaning
16. Single-family housing in existence as of September 1, 2010, said housing can be utilized as a short-term rental

Accessory Uses Include

1. Accessory structures
2. Outdoor displays
3. Professional offices

Conditional Uses Include

1. Liquor stores
2. Solar energy as an accessory structure
3. Non-village utility facilities

According to the Village of Sister Bay Zoning ordinance, uses not specifically mentioned in the code are prohibited by omission.

Improvement Regulations

The zoning code places the following restrictions on improvements in the District.

Lot Coverage: The code allows a maximum of 80% of the land area to be covered by the building improvements. The subject improvements contain 1,654 square feet of gross building area in a one-story building and the site has an area of 10,454 square feet. Therefore, the subject's lot coverage is approximately 16%, and is in conformance with this section of the code.

Front Yard Setback: The code requires a front yard setback of 35 feet from the centerline or 15 feet from the property line, whichever is greater. Based on my viewing of the subject, and public records pertaining to the subject, it appears the subject may not be in conformance with this section of the code. However, no survey was provided to conclusively confirm conformance or non-conformance.

Rear Yard Setback: The code requires a rear yard setback of 15 feet for street access lots and 8 feet for alley access lots. Based on my viewing of the subject, and public records pertaining to the subject, it appears the subject may not be in conformance with this section of the code. However, no survey was provided to conclusively confirm conformance or non-conformance.

Side Yard Setback: The code requires a side yard setback of 6 feet. Based on my viewing of the subject, and public records pertaining to the subject, it appears to be in conformance with this section of the code. However, no survey was provided to conclusively confirm conformance or non-conformance.

Height: Building height is limited to 35 feet. The subject is less than 35 feet in height and thus is in conformance with this section of the code.

Floor Area: The code does not specify a minimum floor area for principal business structures. The code does specify a minimum width of 24 feet for principal residential structures and a minimum floor area for one bedroom of 900 square feet, a minimum area for two bedrooms of 1,000 square feet, and a minimum area for three or more bedrooms of 1,200 square feet. The subject is a business structure and is in conformance with this section of the code.

Lot Size: The minimum lot size is 4,500 square feet. The subject lot is larger than 4,500 square feet and is in conformance with this section of the code.

Lot Width: The minimum lot width is 55 feet. The subject lot is wider than 55 feet and is in conformance with this section of the code.

Zoning Conclusion

Based on a review of the requirements imposed by the zoning on the subject site, it is my opinion that the existing improvements and use is a permitted and legal non-conforming grandfathered use. As the permitted and conditional uses allowed are very extensive, a wide variety of businesses could utilize the subject, which broadens and enhances the market appeal of the property.

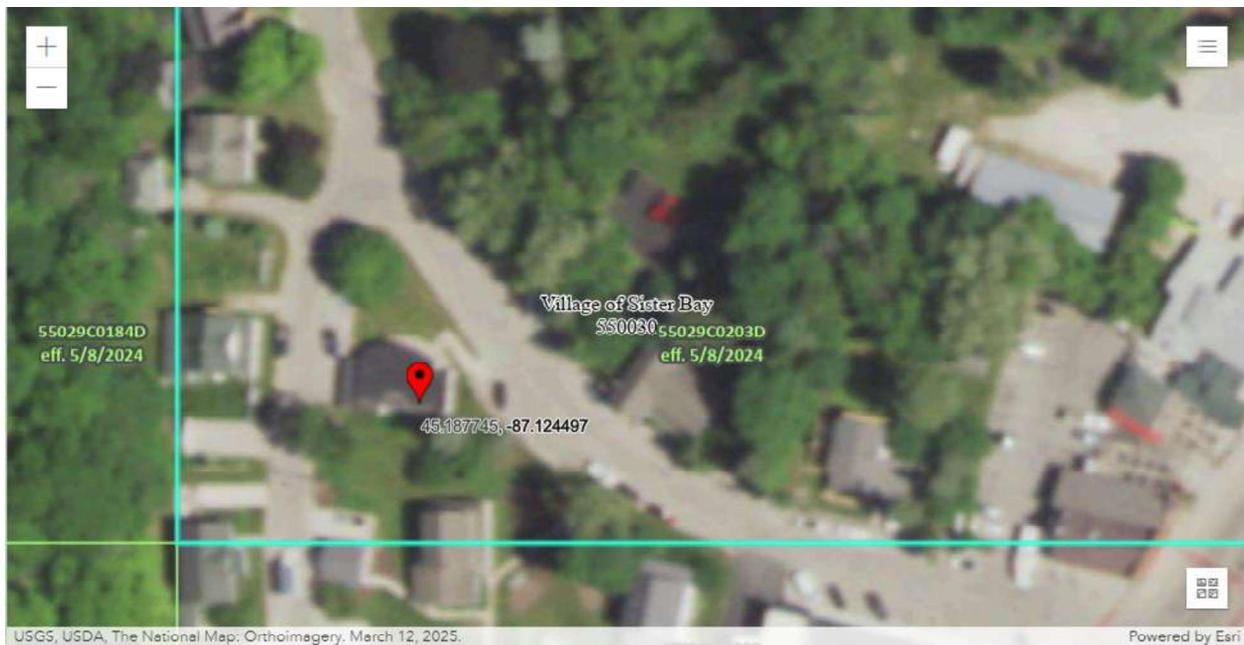
CENSUS TRACT

The census tract per the FFIEC Geocoding System is

Address	2383 Maple Dr, Sister Bay, Wisconsin, 54234
MSA/MD Code	NA
State Code	55
County Code	029
Tract Code	1003.00
MSA/MD Name	NA (Outside of MSA)
State Name	WISCONSIN
County Name	DOOR COUNTY

FLOOD PLAIN

The subject property is located in Zone X which is not in a flood plain. The flood map for the selected area is number 55029C0203D, effective on 5/8/2024. A firmette created on the FEMA website is included with a marker showing the approximate location of the subject parcel.



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective Losses Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, AE, AH With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone B Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.8 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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DATE OF VALUATION

The property is appraised as of February 3, 2026. On this date Kevin J. Dumman, MAI, SRA, AI-GRS of Dumman Appraisal Group, LLC physically viewed the interior and exterior of the property.

DATE OF REPORT

The date of the report is February 5, 2026.

IDENTIFICATION OF THE PROPERTY

The subject property is an office building property located on the corner of Maple Drive and Bluffside Lane in the Village of Sister Bay, Door County, WI. According to the real estate tax bills and legal description, it consists of 0.24 acre (10,454 square feet). The improvements consist of a 1,654 square foot office building.

SITE DESCRIPTION AND SITE IMPROVEMENTS

The site is irregular in shape and consists of 0.24 acre (10,454 square feet). The subject site consists of two parcels that are divided by Maple Drive. The main parcel with the building has 170.93 feet of frontage on Maple Drive and 119.24 feet of frontage on Bluffside Lane. The unbuildable parcel across the road that is just used for extra parking has 89.40 feet of frontage on Maple Drive. Maple Drive and Bluffside Lane are both two-lane village streets and are paved asphalt.

Access

The subject has access from Maple Drive and Bluffside Lane.

Topography

The topography is open and level to sloping.

Wetlands

The subject has no wetlands.

Utilities

The improvements are serviced by electricity, sewer, water, and telephone.

Site Improvements & Parking

Site improvements consist of landscaping. On-site parking is asphalt with approximately 13 parking spaces.

Off-Site Improvements

Off-site improvements consist of concrete curb and gutter, storm sewers, street lights, and underground electric. There are no concrete sidewalks or fire hydrants in the subject neighborhood.

PHYSICAL LIMITATIONS TO THE SITE

The subject property has adequate road frontage for access to the various parcels. There were no apparent adverse easements, encroachments, special assessments, etc. that would have an adverse effect on the subject's value. The appraiser cannot guarantee that the property is free of encroachments or easements and recommends further investigation and survey.

Easements

The subject property has no adverse easements.

Encroachments

The subject property has no adverse encroachments.

Special Assessments

The subject property has no adverse special assessments.

LEGAL DESCRIPTION & TAX DATA

Tax Parcel No.	Legal Description per Tax Roll	2025 Real Estate Taxes	2025 Assessed Valuation	Fair Market Value
181210309	Village of Sister Bay Assessor's Plat No. 1, Lot 9, Block 3, and Lot 6, Block 4, in Govt. Lot 4, Section 5, Village of Sister Bay, Door County, WI	Exempt	Not assessed	Not applicable
Comments	Since the property is tax exempt, there is no copy of the tax statement posted on the website.			

Assessment Ratio:

The assessment ratio is 0.8988.

Special Assessments:

The subject does not have any special assessments.

Outstanding Real Estate Taxes or Assessments:

The subject does not have any outstanding real estate taxes or assessments.

SALES HISTORY

Title and ownership of the subject property are in the name of the Village of Sister Bay. There have been no transfers of the subject property indicated by the public record for the past three years. The owner reports that the subject property is not under current agreement or option and is not offered for sale on the open market.

MARKETING AND EXPOSURE TIME

Exposure time is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2024 ed.)

Exposure time is defined in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows:

“An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”

Marketing time is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

“An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.” (Advisory Opinion 7 and Advisory Opinion 35 of the Appraisal Standards Board of The Appraisal Foundation addresses the determination of reasonable exposure and marketing time)

The exposure time is considered to be approximately 1-2 months.

The marketing time is considered to be approximately 3-4 months.

GENERAL MARKET CONDITIONS

Present market conditions in the subject's market area have been good due to the constant demand for similar properties and limited supply available. This has resulted in stable to increasing property values.

There are no prevalent area financing concessions. Conventional financing is readily available to qualified buyers at rates purchasers consider attractive. Sellers need not negotiate a sale on financing-related concessions. Local market conditions constitute a limited supply healthy

demand relationship. There have been sales to indicate there is an average market for this type of property in its locale.

There are few competitive properties presently for sale in the subject's neighborhood.

NEIGHBORHOOD DATA

The subject neighborhood can be described as being bounded by Green Bay to the west and the Sister Bay village limits to the north, east, and south. The approximate location of the subject property is indicated with a star.

The composition could be described as being approximately 40% residential, 10% commercial, and the balance of 30% vacant land. The growth rate appears to be fairly stable with property values stable to increasing. The subject property should be compatible with present uses and developments in this neighborhood.

NEIGHBORHOOD BOUNDARY MAP



GENERAL AREA INFORMATION

General Facts

Door County is a peninsula projecting northeasterly into Lake Michigan nearly 80 miles from the northeastern corner of Wisconsin. The waters of Lake Michigan border its eastern shore and the bay of Green Bay separates it from the mainland on the west. The base of the peninsula is approximately 18 miles wide and the peninsula tapers to approximately 3 miles at its northern end. It was created in 1851 from Brown County, is named after a dangerous water passage at the tip of the peninsula, called by French explorers "Porte des Morts" or "door of the dead." The county seat is Sturgeon Bay. Some general facts are summarized in the table below.

Door County General Facts	
Land Area	482.72 sq. miles
Water Area	1,887.11 sq. miles
Elevation	588 ft. at Sturgeon Bay
Number of Lakes	25
Area in Lakes	3.254 acres (5.08 sq. miles)
Rivers	Ahnapee, Mink
Major Watershed	Lake Michigan
Geographical Province	Easter Ridges and Lowlands
Natural Vegetation	Maple, Hemlock, and Yellow Birch. Southwest and eastern shore: small areas of conifer swamp. Northeast: small area of Balsam Fir and White Spruce
Border Counties	North: Lake Michigan East: Lake Michigan South: Kewaunee County West: Green Bay
Source: www.wicounties.org	

Population

The historic population trends of Door County are summarized in the table below. The county population has been increasing over time.

Door County Historic Population	
Year	Population
1930	18,182
1970	20,106
1980	25,029
1990	25,690
2000	27,961
2010	27,785
2020	30,066
2024	30,885
Source: www.wicounties.org and WI Demographic Services Center	

Quick facts about Door County's population are summarized in the table below.

People QuickFacts	Door County	Wisconsin
Population		
Population estimates, July 1, 2024, (V2024)	30,512	5,960,975
Population estimates base, April 1, 2020, (V2024)	30,064	5,894,170
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	1.50%	1.10%
Population, Census, April 1, 2020	30,066	5,893,718
Population, Census, April 1, 2010	27,785	5,686,986
Age and Sex		
Persons under 5 years, percent	3.60%	5.30%

Persons under 18 years, percent	15.40%	21.10%
Persons 65 years and over, percent	33.40%	19.10%
Female persons, percent	50.00%	49.90%
Race and Hispanic Origin		
White alone, percent	96.10%	86.40%
Black alone, percent (a)(a)	0.90%	6.60%
American Indian and Alaska Native alone, percent (a)(a)	0.80%	1.20%
Asian alone, percent (a)(a)	0.60%	3.30%
Native Hawaiian and Other Pacific Islander alone, percent (a)(a)	0.10%	0.10%
Two or More Races, percent	1.50%	2.30%
Hispanic or Latino, percent (b)(b)	4.10%	8.10%
White alone, not Hispanic or Latino, percent	92.50%	79.50%
Population Characteristics		
Veterans, 2019-2023	1,937	296,513
Foreign-born persons, percent, 2019-2023	2.50%	5.10%
Housing		
Housing Units, July 1, 2024, (V2024)	25,145	2,821,094
Owner-occupied housing unit rate, 2019-2023	79.30%	67.90%
Median value of owner-occupied housing units, 2019-2023	\$305,800	\$247,400
Median selected monthly owner costs - with a mortgage, 2019-2023	\$1,649	\$1,652
Median selected monthly owner costs -without a mortgage, 2019-2023	\$680	\$647
Median gross rent, 2019-2023	\$995	\$1,045
Building Permits, 2024	\$313	23,826
Families & Living Arrangements		
Households, 2019-2023	14,377	2,446,028
Persons per household, 2019-2023	2.08	2.35
Living in the same house 1 year ago, percent of persons age 1 year+ , 2019-2023	91.50%	87.80%
Language other than English spoken at home, percent of persons age 5 years+, 2019-2023	4.10%	8.80%
Computer and Internet Use		
Households with a computer, percent, 2019-2023	94.80%	94.00%
Households with a broadband Internet subscription, percent, 2019-2023	88.50%	89.20%
Education		
High school graduate or higher, percent of persons age 25 years+, 2019-2023	96.60%	93.40%
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	37.10%	32.80%
Health		
With a disability, under age 65 years, percent, 2019-2023	6.40%	8.50%
Persons without health insurance, under age 65 years, percent	7.30%	5.90%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2019-2023	57.80%	65.40%
In civilian labor force, female, percent of population age 16 years+, 2019-2023	54.00%	62.00%

Total accommodation and food services sales, 2022 (\$1,000)(c)	237,387	16,626,749
Total health care and social assistance receipts/revenue, 2022 (\$1,000)(c)	180,955	65,814,972
Total transportation and warehousing receipts/revenue, 2022 (\$1,000)(c)	32,487	20,718,535
Total retail sales, 2022 (\$1,000)(c)	663,070	121,958,764
Total retail sales per capita, 2022(c)	\$21,704	\$20,704
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2019-2023	18.1	22.2
Income & Poverty		
Median households income (in 2023 dollars), 2019-2023	\$71,785	\$75,670
Per capita income in past 12 months (in 2023 dollars), 2019-2023	\$48,630	\$42,019
Persons in poverty, percent	8.80%	10.70%

Value Notes

Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable.

The vintage year (e.g., V2024) refers to the final year of the series (2020 thru 2024). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2019-2023 ACS 5-year estimates to other ACS estimates. For more information, please visit the 2023 5-year ACS Comparison Guidance page.

Fact Notes

- **(a)** Includes persons reporting only one race
- **(b)** Hispanics may be of any race, so also are included in applicable race categories
- **(c)** Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- **D** Suppressed to avoid disclosure of confidential information
- **F** Fewer than 25 firms
- **FN** Footnote on this item in place of data
- **NA** Not available
- **S** Suppressed; does not meet publication standards
- **X** Not applicable
- **Z** Value greater than zero but less than half unit of measure shown
- -Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- **N** Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

The most populous municipalities of Door County are summarized in the table below.

Door County's 10 Most Populous Municipalities				
	7/1/2024 Estimate	2020 Census	Numeric Change	Percent Change
United States	340,110,988	331,449,281	8,661,707	2.61%
Wisconsin	5,960,975	5,893,718	67,257	1.14%
Door County	30,885	30,066	819	2.72%
Sturgeon Bay, City	9,979	9,646	333	3.45%
Sevastopol, Town	2,867	2,826	41	1.45%
Liberty Grove, Town	2,154	2,096	58	2.77%
Nasewaupee, Town	2,057	1,984	73	3.55%
Egg Harbor, Town	1,539	1,458	81	5.26%
Gibraltar, Town	1,302	1,228	74	5.68%
Baileys Harbor, Town	1,264	1,223	41	3.24%
Gardner, Town	1,231	1,218	13	1.06%
Sister Bay, Village	1,205	1,148	57	4.73%
Brussels, Town	1,112	1,125	-13	-1.17%

Source: QuickFacts and WI Dept of Administration, Demographic Services Center

Employment

The historic unemployment rates are summarized in the graphs and tables below.

Wisconsin's labor market experienced a strong year in 2024. Employment reached record levels, inflation appeared on the wane, and interest rates are accommodating a largely reconstructed supply chain. In addition, real wages turned positive, and consumer spending was robust.

The primary challenge still facing the future economic construct is the labor quantity challenge and its broader economic impacts.

The 2024 employment picture was favorable for Wisconsin, reaching new records in December at 3,076,500. The state's low unemployment rates were also noteworthy registering 3.0% or below the entire year. Although setting new records is always a good sign, new highs in employment would be expected through new expansionary economic periods.



Door County Historic Employment Rates

Door County's monthly average unemployment rate continues to be low. The rate in 2023 was 3.0%, compared to the 2022 rate of 3.1%. More recent monthly data show that in September 2024, the local rate was 1.9%, which is 0.5 percentage points lower than a year prior.

The unemployment rate also reflects the seasonal fluctuations in economic activity that take place over the course of the year. Even though these movements are detectable at the state and national levels, they are much more apparent in Door County. Within the county, the unemployment rate peaks in the winter, typically in February. Conversely, the rate usually reaches its annual low in October. This is undoubtedly another sign of the role of tourism in the local economy.

Unemployment Rate

The unemployment rate is the percentage of people who are not working but actively looking for work compared to the total number of people in the labor force.

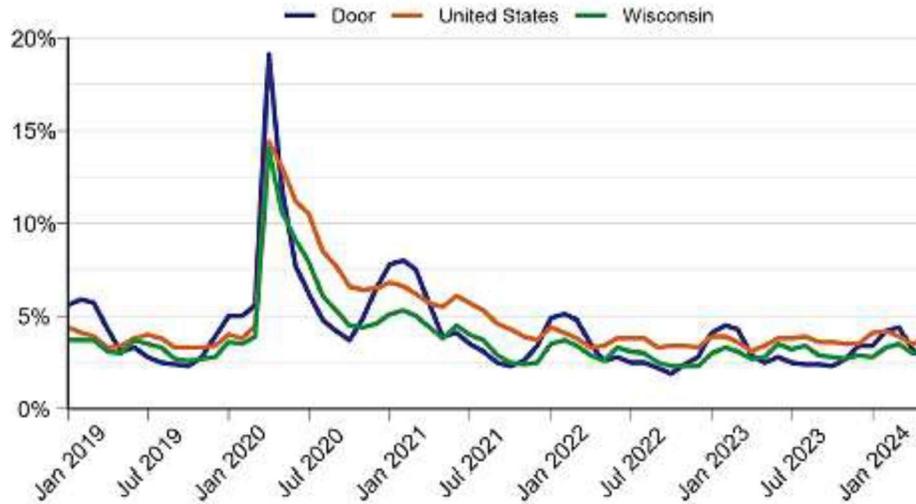


Figure 9: Source: Local Area Unemployment Statistics (LAUS), Bureau of Labor Statistics.

December 2024 Unemployment Rate (non-adjusted)	
Door County	3.0%
Wisconsin	2.9%
United States	3.8%
Source: https://jobcenterofwisconsin.com/wisconomy/pub/laus.htm Local Area Unemployment Statistics (LAUS)	

The prominent county employers are summarized in the table below.

Prominent Employers in Door County (2024)			
Employer Name	NAICS Title	City	Employees
Door County Medical Center	General Medical & Surgical Hospitals	Sturgeon Bay	500-999
Fincantieri Bay Shipbuilding	Ship Building and Repairing	Sturgeon Bay	500-999
Door County Government Center	Legislative Bodies	Sturgeon Bay	250-499
Landmark Resort	All Other Traveler Accommodation	Egg Harbor	100-249
Door County YMCA	Child & Youth Services	Sturgeon Bay	100-249
Shuttlelift Inc	Overhead Traveling Crane, Hoist, & Monorail System Manufacturing	Sturgeon Bay	100-249
Nicolet National Bank	Commercial Banking	Sturgeon Bay	100-249
Johnson Al Swedish Restaurant	Full-Service Restaurants	Sister Bay	100-249
Southern Door Elementary	Elementary & Secondary Schools	Brussels	100-249

Wire Tech Fabricators Inc	All Other Miscellaneous Fabricated Metal Product Manufacturing	Sturgeon Bay	100-249
Sevastopol Elementary School	Elementary and Secondary Schools	Sturgeon Bay	100-249
Gibraltar Area School District	Elementary and Secondary Schools	Fish Creek	100-249
Good Samaritan Society-Scandia	Other Social Advocacy Organizations	Sister Bay	100-249
Good Samaritan Society-Scandia	Continuing Care Retirement Communities	Sister Bay	100-249
Sturgeon Bay Treasurer	Public Finance Activities	Sturgeon Bay	100-249
Tadych's Marketplace Foods	Supermarkets and Other Grocery (except convenience) Stores	Sturgeon Bay	100-249
Target	Department Stores	Sturgeon Bay	100-249
Horseshoe Bay Gold Club 2006	Civic & Social Organizations	Egg Harbor	50-99
Sturgeon Bay Schools	Elementary and Secondary Schools	Sturgeon Bay	50-99
C & S Mfg Corp	All Oter Miscellaneous Fabricated Metal Product Manufacturing	Sturgeon Bay	50-99
North Shore Healthcare	Continuing Care Retirement Communities	Sturgeon Bay	50-99
Pick'n Save	Supermarkets and Other Grocery (except Convenience) Stores	Sturgeon Bay	50-99
Exactech Inc	Sheet Metal Work Manufacturing	Sturgeon Bay	50-99
Sheriff-Citations & Warrants	Legislative Bodies	Sturgeon Bay	50-99
Stone Harbor Pub & Restaurant	Drinking Places (Alcoholic Beverages)	Sturgeon Bay	50-99
Source: Data Axle®, Omaha, NE. © 2020			

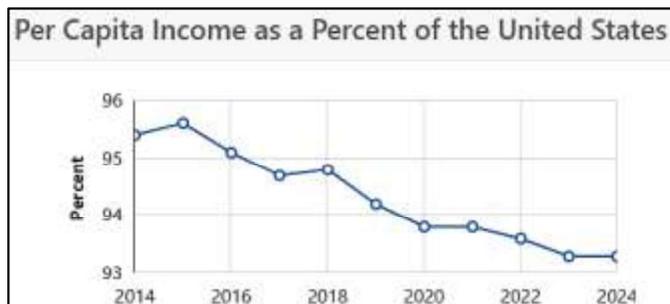
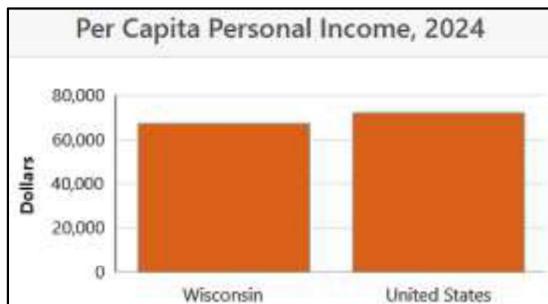
Jobs and income information for the county is summarized in the tables and graphs below.

Door County Average Annual Wage by Industry in 2024				
	Wisconsin Average	Door County Average	Percent of Wisconsin	1-Year % Change*
Total, All Industries	\$63,496	\$45,578	71.78%	-0.88%
NATURAL RESOURCES & MINING	\$50,878	\$43,896	86.28%	4.92%
CONSTRUCTION	\$79,417	\$72,298	91.04%	2.75%
MANUFACTURING	\$71,797	\$58,547	81.55%	-4.71%
TRADE, TRANSPORTATION, UTILITIES	\$54,148	\$37,089	68.50%	0.43%
INFORMATION	\$109,766	\$46,516	42.38%	2.25%
FINANCIAL ACTIVITIES	\$95,745	\$56,741	59.26%	0.58%
PROFESSIONAL & BUSINESS SERVICES	\$82,271	\$58,061	70.57%	1.68%
EDUCATION & HEALTH SERVICES	\$62,097	\$56,069	90.29%	-1.85%
LEISURE & HOSPITALITY	\$25,519	\$29,665	116.25%	-1.21%
OTHER SERVICES	\$45,332	\$33,305	73.47%	-4.56%
PUBLIC ADMINISTRATION	\$62,112	\$41,020	66.04%	-1.17%
UNCLASSIFIED	\$76,304	0	0.00%	0.00%
Source: WI DWD, Labor Market Information, 2024				
*Difference in the 2023 share of Wisconsin and the 2024 share of Wisconsin				

Door County Average Employment by Industry 2024			
	Monthly Employment		
	Current Average	Prior Year Average	1-year change
Total, All Industries	14,214	13,895	319
NATURAL RESOURCES & MINING	291	210	81
CONSTRUCTION	746	728	18
MANUFACTURING	2,183	2,174	9
TRADE, TRANSPORTATION, UTILITIES	2,494	2,502	-8
INFORMATION	129	131	-2
FINANCIAL ACTIVITIES	377	367	10
PROFESSIONAL & BUSINESS SERVICES	710	660	50
EDUCATION & HEALTH SERVICES	2,372	2,323	49
LEISURE & HOSPITALITY	3,257	3,252	5
OTHER SERVICES	685	649	36
PUBLIC ADMINISTRATION	970	900	70
UNCLASSIFIED	0	0	0
Source: WI DWD, Labor Market Information, 2024			

Wisconsin Per Capita Personal Income

In 2024, Wisconsin had a per capita personal income (PCPI) of \$67,586. This PCPI ranked 30th in the United States and was 93.3 percent of the national average, \$72,425. The 2024 PCPI reflected an increase of 4.4 percent from 2023. The 2023–2024 national change was 4.3 percent. In 2014, the PCPI of Wisconsin was \$44,156 and ranked 26th in the United States. The 2014–2024 compound annual growth rate of PCPI was 4.3 percent. The compound annual growth rate for the nation was 4.6 percent.

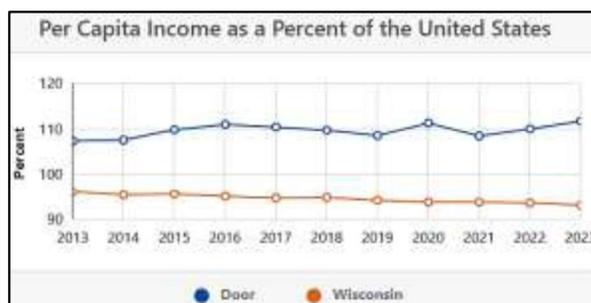


Source: <https://apps.bea.gov/regional/bearfacts/countybf.cfm>

Door County Per Capita Personal Income

In 2023, Door had a per capita personal income (PCPI) of \$78,073. This PCPI ranked 3rd in the state and was 120.2 percent of the state average, \$64,976, and 111.8 percent of the national average, \$69,810. The 2023 PCPI reflected an increase of 7.1 percent from 2022. The 2022–2023 state change was 4.8 percent and the national change was 5.4 percent. In 2013, the PCPI of Door was \$47,703 and ranked 5th in the state. The 2013–2023 compound annual growth rate of PCPI was 5 percent. The compound annual growth rate for the state was 4.3 percent and for the nation was 4.6 percent.

Note: Per capita personal income is total personal income divided by total midyear population.



Source: <https://apps.bea.gov/regional/bearfacts/countybf.cfm>

Conclusion

The county population has been somewhat stable over time and is expected to continue growing in the future. Historic unemployment levels have typically been similar to state and below national levels and are expected to continue that same trend in the future. There are many employment opportunities in the county that offer income levels above the state and national average, which are expected to continue in the future.

HIGHEST AND BEST USE

Appraisal practice requires that highest and best use analysis be performed for the property being appraised. It is a basic principle of real estate that urban space (land or improved properties) tends to be put to the use that will produce the greatest return to the purchaser/investor. This principle is the basis for decision-making concerning the allocation of urban space among alternative competing uses. Highest and best use is also the basis for valuation, since the owner, potential purchaser, or user is presumed to put the land to the use that will produce the greatest return.

Highest and best use is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

From the definition, there are four basic questions that must be answered in arriving at an opinion of highest and best use for the property:

1. Is the proposed use physically possible on the site?
2. Is the proposed use legally permissible or reasonably possible?
3. Under existing and anticipated market conditions, is the proposed use economically and financially feasible?
4. Considering the alternatives that are physically possible, legally permissible, and economically feasible, will the proposed use produce the highest present value?

The following tests must be met in estimating highest and best use: the use must be legal and probable, not speculative or conjectural; a demand for the use must exist; and it must yield the

highest net return to the land for the longest period. Highest and best use analysis requires that both the highest and best use of the site as if vacant, and the highest and best use of the site as improved be considered, since the highest and best use conclusions provide the basis for the appraiser's market value analysis. It is essential, therefore, that the highest and best use conclusions relate to the motivations of the market for the subject property because the remainder of the valuation process is conducted in relation to those conclusions.

Highest and Best Use as if Vacant

The highest and best use of the land or site if vacant and available for use may be different from the highest and best use of the property as improved. This is true when the improvements are not an appropriate use but make a contribution to the total property value in excess of the value of the site. The highest and best use of the site as if vacant defines the criteria for selection of comparable sales to be analyzed in valuing the site. This analysis also provides the basis for determining the degree of obsolescence present in cases where the highest and best use as if vacant differs from the highest and best use as improved. In order to arrive at an opinion of highest and best use, the subject site was analyzed as if vacant and available for development. The first step in this procedure was to analyze the physical attributes of the site for any constraints on development.

Physically Possible

The subject site is 10,454 square feet (0.24 acres) in size, with an irregular shape, open level to sloping topography, and adequate frontage and depth suitable for a wide variety of uses. Public utilities present at the site include municipal water and sewer, electricity, and telephone service. Municipal services and public infrastructure are adequate in the area. No soils or engineering studies were provided to me; however, based on the intensity of current and surrounding development, soil factors do not appear to be an adverse constraint on development. The subject property is located within a Flood Zone X, an area of minimal flooding, and appears to have adequate drainage. Therefore, size appears to be the only material physical constraint on development.

Legally Permissible

The legal issues controlling use of the site center around zoning. The subject property is zoned B-2 Downtown Business Transition District by the Village of Sister Bay.

Permitted, Conditional, and Prohibited Uses

The zoning code provides for a wide variety of uses.

Permitted Uses Include

1. Art galleries or studios for photography, painting, and music
2. Barber shops, beauty salons, and spas
3. Bed and breakfast establishments
4. Infrastructure essential services
5. Information centers
6. Licensed massage therapy and boy work facilities as certified by the state
7. Marinas
8. Municipal utility facilities
9. Parks

10. Physical fitness centers
11. Public parking lots
12. Professional offices
13. Restaurants
14. Retail general uses
15. Self-service laundry and dry-cleaning
16. Single-family housing in existence as of September 1, 2010, said housing can be utilized as a short-term rental

Accessory Uses Include

1. Accessory structures
2. Outdoor displays
3. Professional offices

Conditional Uses Include

1. Liquor stores
2. Solar energy as an accessory structure
3. Non-village utility facilities

According to the Village of Sister Bay Zoning ordinance, uses not specifically mentioned in the code are prohibited by omission.

Improvement Regulations

The zoning code places the following restrictions on improvements in the District.

Lot Coverage: The code allows a maximum of 80% of the land area to be covered by the building improvements.

Front Yard Setback: The code requires a front yard setback of 35 feet from the centerline or 15 feet from the property line, whichever is greater.

Rear Yard Setback: The code requires a rear yard setback of 15 feet for street access lots and 8 feet for alley access lots.

Side Yard Setback: The code requires a side yard setback of 6 feet.

Height: Building height is limited to 35 feet.

Floor Area: The code does not specify a minimum floor area for principal business structures. The code does specify a minimum width of 24 feet for principal residential structures and a minimum floor area for one bedroom of 900 square feet, a minimum area for two bedrooms of 1,000 square feet, and a minimum area for three or more bedrooms of 1,200 square feet.

Lot Size: The minimum lot size is 4,500 square feet. The subject lot is larger than 4,500 square feet and is in conformance with this section of the code.

Lot Width: The minimum lot width is 55 feet. The subject lot is wider than 55 feet and is in conformance with this section of the code.

Financially Feasible

At this stage, office and retail uses remain for further consideration, which is consistent with the existing uses currently present in the neighborhood, and the current use of the subject site. In order for a use to be financially feasible, it must produce a return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and provide a competitive return on the capital invested. It now must be determined if an office or retail building is financially feasible on the site. The first step in determining if a use is financially feasible is to analyze supply and demand factors in the market for the use under consideration. There is a strong demand for office and retail in the area as evidenced by low vacancy rates.

There is also current demand for vacant sites in the area, which are typically improved with office, retail, or mixed-use buildings and financing is readily available for the purchase or construction of office and retail in the subject's neighborhood. Based on these market observations, development of the site as office or retail is considered financially feasible.

Maximally Productive

As all uses other than office and retail have been eliminated from further consideration, office or retail use can be considered to be the highest and best use of the subject site as if vacant.

Highest and Best Use as Vacant Conclusion

Thus, it can be concluded that the ideal improvement for the site would be an office or retail building, which conforms to the market norms in the area. Additionally, the improvements would contain no physical deterioration or functional obsolescence and be of modern design. Such an improvement would be the maximally productive use of the site, which is physically possible, legally permissible, and financially feasible and, therefore, is the highest and best use of the site as if vacant and available for development.

Highest and Best Use as Improved

The highest and best use as improved analysis provides the basis for estimating the subject's market value as improved. This analysis requires the same four-step process utilized in determining the highest and best use as vacant. However, in the highest and best use as improved analysis only two possible conclusions can be reached. Either the property can remain as is, or it can be changed.

Physically Possible

The subject site is improved with a 1,654 square foot office building constructed in approximately the 1930's. The subject's condition, construction quality, land-to-building ratio, parking areas, and design are considered adequate by market standards. The building is general purpose in design, performs the function for which it was designed for, and there is sufficient demand from space consumers in the area for office space of this type. As no structural deficiencies were noted, the subject's improvements are physically possible.

Legally Permissible

As analyzed in the zoning section of this report, the existing improvements and current use are in conformance to the requirements of the Village of Sister Bay B-2 Downtown Business

Transition District zoning classification. Therefore, the current use and composition of the improvements are legally permissible as a non-conforming grandfathered parcel.

Financially Feasible

There currently exists a market for office properties in the Sister Bay area; therefore, the existing improvements are financially feasible.

Maximally Productive

Contribution is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as follows:

1. The amount a component of a property adds to the total value of the property. Contribution may or may not be equivalent to the cost to add the component.
2. The concept that the value of a particular component is measured in terms of the amount it adds to the value of the whole property or as the amount that its absence would detract from the value of the whole.

The existing improvements contribute a significant value to the whole in excess of the land value as evidenced by the data presented in the Sales Comparison Approach section of this report. Therefore, the existing improvements are expected to contribute to the value of the property in excess of the land value for the remainder of their economic life.

Highest and Best Use as Improved Conclusion

The existing improvements have been found to be physically possible, legally permissible, financially feasible, and maximally productive. The existing improvements represent a consistent use of the site, are neither speculative nor conjectural, are in character with the neighborhood, and thus represent the highest and best use of the subject property as improved.

ENVIRONMENTAL

There were no adverse environmental conditions noticed in or on the site or in the immediate vicinity of the subject property.

DESCRIPTION OF REAL ESTATE

The subject property is an office building property located on the corner of Maple Drive and Bluffside Lane in the Village of Sister Bay, Door County, WI. According to the real estate tax bills and legal description, it consists of 0.24 acre (10,454 square feet). The improvements consist of a 1,654 square foot office building.

BUILDING STYLE: 1-story

Size: 1,654 s/f Total Gross Building Area

Built approximately 1930's, slightly irregular in size – see sketch for dimensions and room layout, stone siding, flat rubber roof (est 2004), aluminum eaves, no soffits, 10 ft. walls, fixed thermopane and double-hung windows, building is in fair overall condition

Reception Office – carpeted, paint & paneling, tile ceiling, wood-burning fireplace with stone face, cabinet with small stainless steel sink, two entrance doors

Restroom – painted concrete floor, painted, wall sink, toilet

Office 3 – carpeted, painted

Copy/Storage Room – tile floor, painted

Mechanics Room and storage closet – carpeted, painted

Office 2 – carpeted, paint and paneling, tile ceiling

Office 1 – carpeted, paint and paneling, tile ceiling, closet

Private Bathroom – painted concrete floor, painted, wall sink, toilet

Basement

None – on crawl space, outside entrance only

Mechanicals

LP gas forced air furnace with central air, small electric water heater, 200-amp electric with breakers

Garage/Outbuildings

None

Fire Sprinklers

The subject improvements do not have a fire sprinkler system.

Special Features

The subject improvements do not have any special features.

Condition and Deferred Maintenance

The subject improvements are in fair condition overall and do not have any items of deferred maintenance.

Functional Utility

The subject improvements do not have any functional obsolescence present.

Economic Obsolescence

The subject improvements do not have any economic obsolescence present.

ADA

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA).

Site

The site is irregular in shape and consists of 0.24 acre (10,454 square feet). The subject site consists of two parcels that are divided by Maple Drive. The main parcel with the building has 170.93 feet of frontage on Maple Drive and 119.24 feet of frontage on Bluffside Lane. The unbuildable parcel across the road that is just used for extra parking has 89.40 feet of frontage

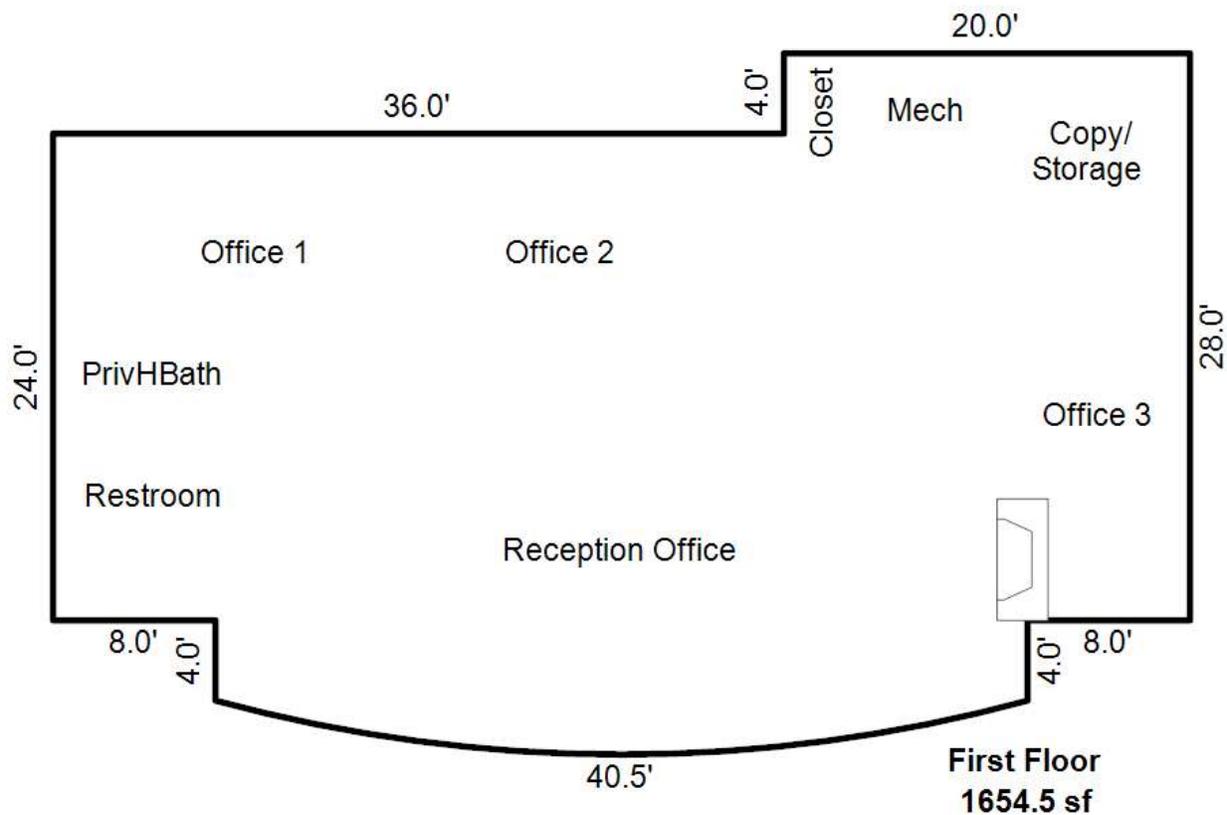
on Maple Drive. Maple Drive and Bluffside Lane are both two-lane village streets and are paved asphalt. The subject has access from Maple Drive and Bluffside Lane. The topography is open and level to sloping. The subject has no wetlands.

The improvements are serviced by electricity, sewer, water, and telephone. Site improvements consist of landscaping. On-site parking is asphalt with approximately 13 parking spaces. Off-site improvements consist of concrete curb and gutter, storm sewers, street lights, and underground electric. There are no concrete sidewalks or fire hydrants in the subject neighborhood.

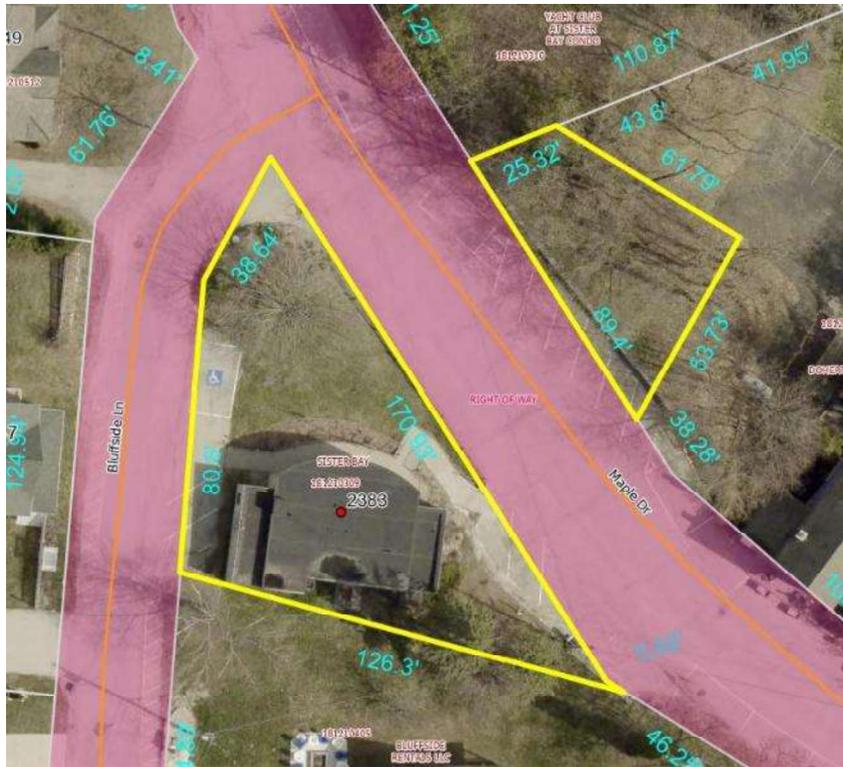
Zoning

The subject is currently zoned B-2 Downtown Business Transition District by the Village of Sister Bay.

A sketch of the building is included.



***SUBJECT PHOTOGRAPHS
AND
EXHIBITS***



Map 1 – GIS AERIAL TAX MAP WITH SUBJECT PARCELS OUTLINED



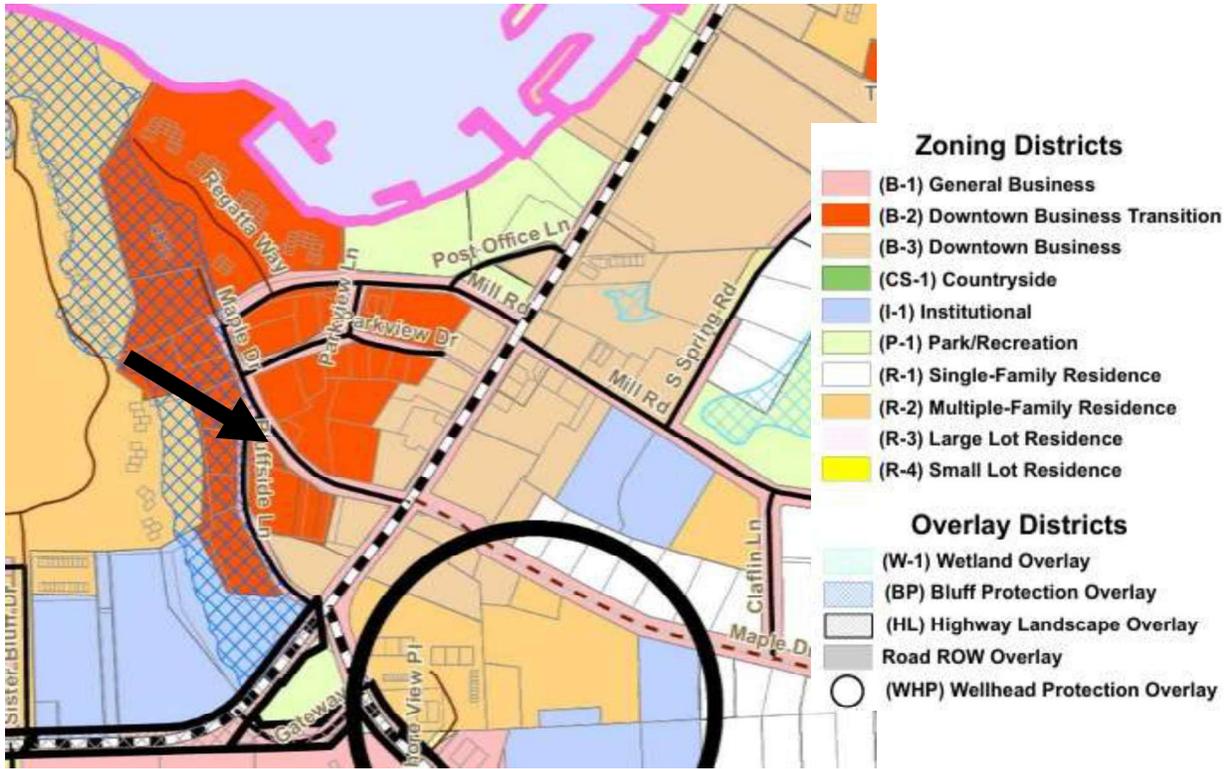
Map 2 – GIS TAX MAP WITH SUBJECT PARCELS OUTLINED



Map 3 – PLAT MAP WITH SUBJECT PARCELS CIRCLED



Map 4 – PLAT MAP WITH SUBJECT PARCELS INDICATED WITH AN X



Map 5 – VILLAGE OF SISTER BAY ZONING MAP WITH ARROW SHOWING SUBJECT PARCELS

BIRDSEYE VIEWS



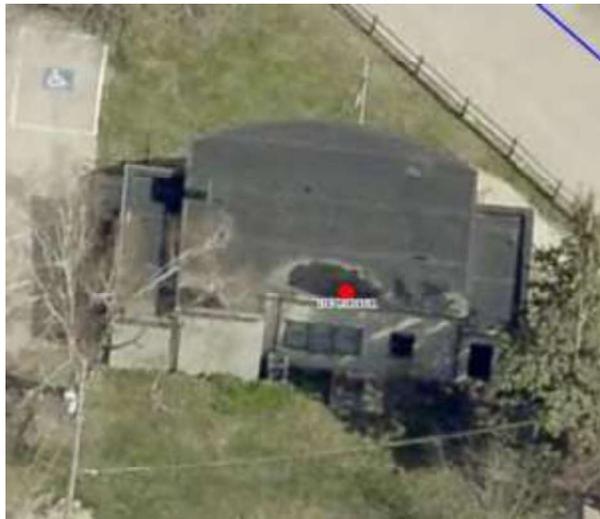
BOTH PARCELS FACING NORTH



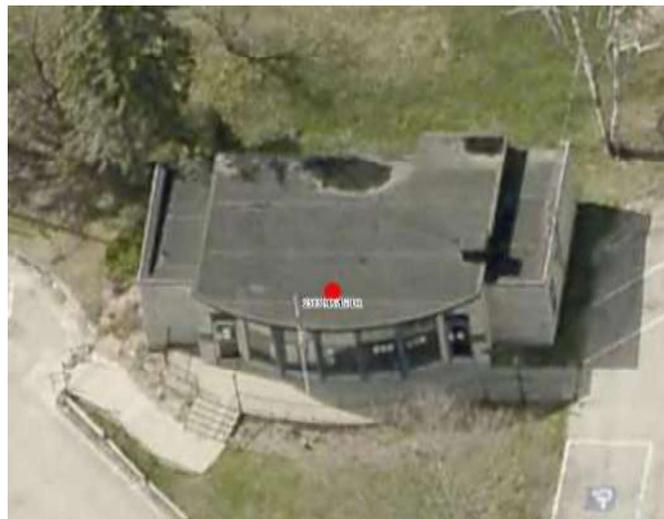
FRONT FACING WEST



REAR FACING EAST



FACING NORTH



FACING SOUTH

STREET SCENES AND SITE PHOTOGRAPHS OF SUBJECT PROPERTY



STREET SCENE MAPLE FACING NORTH



STREET SCENE MAPLE FACING SOUTH



PARKING



PARKING



STREET SCENE BLUFFSIDE FACING NORTH



STREET SCENE BLUFFSIDE FACING SOUTH

EXTERIOR PHOTOGRAPHS OF SUBJECT PROPERTY



FRONT

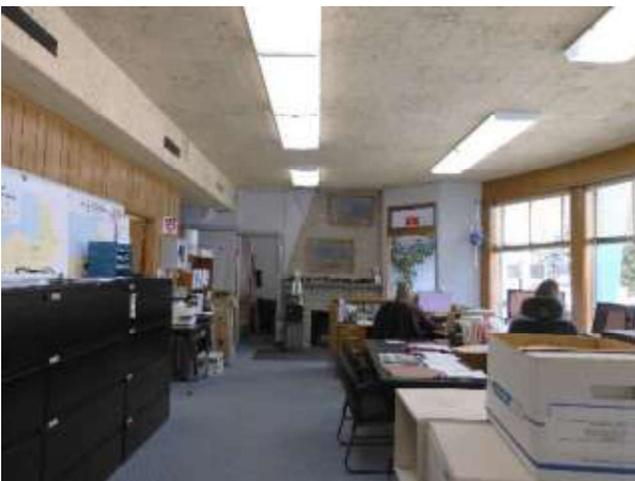


FRONT



REAR

INTERIOR PHOTOGRAPHS OF SUBJECT PROPERTY



RECEPTION OFFICE



RECEPTION OFFICE



RESTROOM



OFFICE 3



COPY/STORAGE ROOM



MECHANICS ROOM



MECHANICS CLOSET



OFFICE 2



OFFICE 1



PRIVATE BATHROOM

VALUATION SECTION

THE APPRAISAL PROCESS

The concepts of anticipation and change, the principles of supply and demand, substitution, balance, and externalities create the foundation upon which the valuation process rests.

Anticipation: Anticipation is the perception that value is created by the expectation of future benefits. Real estate buyers and sellers usually do not base prices on historical acquisition or construction costs, but on a perception of the future benefits of ownership.

Change: All markets, including real estate, are affected by cause and effect relationships among the forces that influence value. Changes in social, economic, governmental, and environmental forces influence the supply and demand of realty and, thus, the value of individual properties.

Supply and Demand: From classical economic theory it can be stated that the price of real property varies directly, but not necessarily proportionately with demand, and inversely but not necessarily directly with supply.

Substitution: The principle of substitution states that when similar goods or services are available in the market, the one with the lowest price attracts the greatest demand and achieves the widest distribution. In real estate markets, property values are influenced by the cost of acquiring a substitute property possessing equal utility.

Balance: The principle of balance states that real property value is created and sustained when contrasting, opposing, or interacting elements are in equilibrium.

Externalities: The principle of externalities states that influences outside of a property can have a negative or positive effect on the value of the property.

Many of the above principles and concepts are interrelated in their effect on property values. For example, the externality of a plant closing, which is a change, could disrupt the balance between supply and demand for residential properties, thus affecting individual property values.

Three approaches to value estimation are available for the appraiser – the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The appraiser must study each approach for relevance to the assigned problem. The applicability of any approach in a given appraisal depends on the character of the problem, the type of property involved, the nature of the market, and the availability of required data of appropriate quality in sufficient quantity. These approaches are briefly summarized below.

Cost Approach

The Cost Approach is a valuation technique where the value of the site as though vacant and available is added to the depreciated replacement or reproduction cost-new-of improvements to arrive at an estimate of value for the subject property. This approach is based on the economic principle of substitution, as a prudent buyer would pay no more for a property than the cost of a new equally suitable replacement. The appraiser uses current costs of reproduction or replacement for the improvements and estimates any physical, functional, and external depreciation to arrive at depreciated contributory value for the subject improvements. The depreciated contributory value of the subject improvements is then added to the value of the

land as though vacant and available determined by the Sales Comparison Approach to arrive at a value for the subject property.

Income Approach

The Income Approach is a valuation technique where the net income from the rental of the property is capitalized at an appropriate rate or discounted to present value over a specified holding period at an appropriate rate to arrive at a value for the subject property. This approach is based on the economic principle of anticipation, which states that value is created by the expectation of future benefits. Comparable rentals are obtained from the marketplace, analyzed, and adjusted to arrive at a range of market rent for the subject property. The appraiser uses this indicated rent range to arrive at a market rent for the subject property. Vacancy and collection losses and applicable expenses are deducted from the potential gross income to arrive at a stabilized net income for the subject property. The net income is either capitalized at an appropriate rate or discounted to present value over a specified holding period at an appropriate rate to arrive at a value for the subject property.

Sales Comparison Approach

The Sales Comparison Approach is a valuation technique where the appraiser obtains sales of properties that are comparable to the subject from the marketplace. This approach is based on the economic principle of substitution, as a rational buyer would pay no more for a property than the price of an equally suitable replacement. Various information about the sales such as sale price, sale date, terms and conditions of sale, and physical property data is verified. After analysis and adjustment the comparable sales are utilized to arrive at a range of value for the subject. The appraiser uses this indicated range of value to arrive at a value for the subject property.

Selection of Valuation Methodology

After reviewing the amount of data available and its reliability, the appraiser must choose the valuation methodologies that, in his or her opinion, will most accurately represent the value of the subject property. In this case there is sufficient data to utilize the sales comparison approach.

PERSONAL PROPERTY VALUE

The estimate of value contained in this appraisal report is for the subject property real estate only and does not include any value for the subject personal property.

SITE SALES

The site value as if vacant and available for development at its highest and best use was not developed in this appraisal report since the cost approach was not utilized. The client also stated that they would not need to know the underlying site value as if vacant and available for development at its highest and best use and requested the site value not be established independently for this appraisal assignment.

COST APPROACH TO VALUE

The cost approach will not be developed for this appraisal report due to the age of the improvements and lack of recent comparable vacant site sales in the area. Depreciated replacement cost is rarely considered by market participants to determine the value of similar properties in the marketplace and will not be the most accurate indicator of value for the subject property.

INCOME APPROACH TO VALUE

The subject property is presently owner-occupied with no lease in place. Due to the lack of pertinent comparable rental data, the income approach will not be utilized in this report. Most similar properties in the subject's market area are owner-occupied and not rented. It is uncommon for these properties to be purchased by investors and rented as income-producing properties.

SALES COMPARISON APPROACH TO VALUE

The sales comparison approach is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as:

“The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.”

To apply the sales comparison approach, an appraiser follows a systematic procedure. A general outline of the basis procedure follows.

1. Research the market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, location, and zoning.
2. Verify the information by confirming that the data obtained are factually accurate and that the transactions reflect arm's-length market considerations. Verification may elicit additional information about the market.
3. Select relevant units of comparison (e.g., price per acre, price per square foot, price per front foot) and develop a comparative analysis for each unit.
4. Compare comparable sale properties with the subject property using elements of comparison and adjust the sale price of each comparable to the subject property or eliminate the sale property as a comparable.
5. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values. In an imprecise market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate.

Units of Comparison

In order to consistently analyze the sales data, like units must be compared. Units of comparison can be either physical or economic and vary depending on the property type. Examples of physical units of comparison include price per square foot, price per cubic foot, price per unit, price per acre, etc. Economic units of comparison include the potential gross income multiplier (PGIM), the effective gross income multiplier (EGIM), the greens fees multiplier (GFM), etc. The appropriate unit(s) of comparison are derived from the market in order to simulate buyer calculus. In other words, the units of comparison used by market participants determine the units of comparison used in the valuation analysis.

For office and retail properties in the area, the common unit of comparison is the price per square foot. Brokers and developers indicated that office and retail properties are commonly either purchased by owner/occupants and put into use or purchased by investors and leased on a per square foot basis; thus, economic units of comparison are rarely used by market participants for office and retail properties.

For this assignment, I have researched sales of improved office and retail properties in the subject's market area by contacting assessors and market participants, and researched published market reports and studies, as well as public records. Sales selected for comparison to the subject were limited to arm's-length transactions of improved sites with similar highest and best uses as the subject. The comparable improved sales map on the following page identifies the geographic proximity of each sale selected for analysis. Data on, and photographs of, each improved sale are then presented on the following pages. A detailed analysis, including adjustments necessary to equate the selected sales to the subject property, and reconciliation follows.

The adjustments used in the sales comparison adjustment grid were derived from the fully depreciated contributory value of the subject property improvements and the fully depreciated contributory value of like improvements from the comparable sales used in the report and other sales of similar properties contained in the appraiser's files.

Explanation of Adjustments:

Date of Sale – All of the sales analyzed were from 2024 and 2025. There was not enough change in market conditions for similar properties from the beginning of 2024 until the effective date of value to justify a market conditions adjustment, so none were made.

Site Value – Site value adjustments, when necessary, were made based on the estimated value of the subject site as compared to the estimated value of the comparable sites. The following site values were estimated for the comparables used: Subject - \$42,000, Comparable 1 - \$75,000, Comparable 2 - \$93,000, Comparable 3 - \$130,000, Comparable 4 - \$50,000, and Comparable 5 - \$53,000.

Condition – A condition adjustment was made when deemed appropriate. A condition adjustment was made to Comparables 1 and 2 since they are in overall superior condition to the subject.

Gross Building Area/Size – Typically, larger buildings will sell for a lower per unit price if all other factors are equal. Larger buildings can be constructed for a lower per unit cost and usually have a smaller market than a similar smaller building. The converse is true for smaller

buildings. Therefore, a size adjustment will be made when appropriate. No adjustment was made for gross building area since the buildings are being analyzed on a per square foot basis. All the comparable buildings are relatively close to the subject in overall size and there is not a large enough difference in the per square foot sale prices in that size range differential to warrant an adjustment.

Basement – Full basements were adjusted at a fully depreciated contributory value of \$10.00 per square foot.

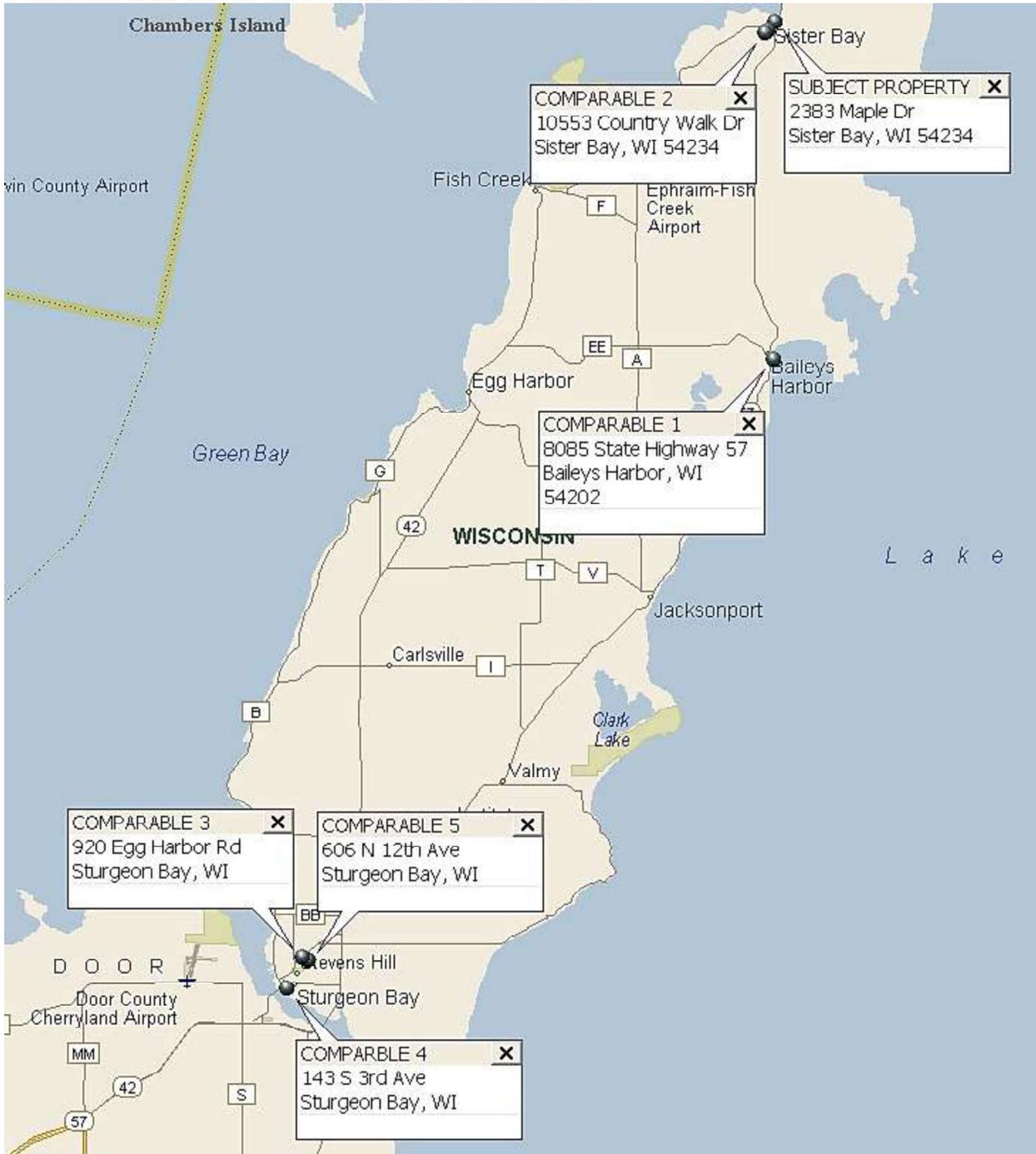
The adjusted prices of the comparable sales range from \$127.23 to \$158.83 per square foot of gross building area including lot with a mean value of \$143.93. Weight and consideration were given to Comparables 1 and 2 due to their location and Comparables 3-5 due to their dates of sale. A middle range value of \$150.00 per square foot of gross building area will be chosen for the subject.

1,654 square feet @ \$150.00 per square foot = \$248,100

INDICATED VALUE BY SALES COMPARISON APPROACH

\$248,000 (rd)

COMPARABLE IMPROVED SALES LOCATION MAP



IMPROVED SALES COMPARISON GRIDS

	Subject	Comparable No. 1	Comparable No. 2	Comparable No. 3
Address	2383 Maple Drive, Sister Bay, WI	8085 Highway 57, Baileys Harbor, WI	10553 Country Walk Dr, Sister Bay, WI	920 Egg Harbor Rd, Sturgeon Bay, WI
Proximity to Subject		7 miles	1 mile	24 miles
Sales Price	n/a	\$450,000	\$498,000	\$475,000
Price/GBA	n/a	\$232.44	\$239.42	\$193.09
Data/Verification Source	Viewing, owner	PubRecd, Assessor	MLS, PubRecd, Assessor	PubRecd, Assessor
Financing Concessions	n/a	None	None	None
Date of Sale	n/a	3/16/2024	5/17/2024	12/31/2025
Location	Suburban	Suburban	Suburban	Suburban
Site	0.24 ac (10,454 sf)	0.15 ac (6,608 sf)	0.71 ac (30,927 sf)	0.52 ac (22,651 sf)
Design & Appeal	Office	Retail	Retail	Office
Quality of Construction	Average	Average	Average	Average
Age	1930's	1950	2002	1957
Condition	Fair	Superior	Superior	Fair
Gross Building Area (sf)	1,654	1,936	2,080	2,460
Basement (sf)	0	0	0	0
Finished Below Grade (sf)	0	0	0	0
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFA/CA	GFA/CA	GInfloorRadiant/CA	GFA/CA
Amenities	None	None	None	None
Net Adjustment Total		-73.61	-92.60	-52.85
Net Adjustment		-31.67%	-38.67%	-27.37%
Gross Adjustment		31.67%	38.67%	27.37%
Adjusted Sales Price		\$158.83	\$146.83	\$140.24

IMPROVED SALES COMPARISON GRIDS

	Subject	Comparable No. 4	Comparable No. 5
Address	2383 Maple Drive, Sister Bay, WI	143 S. Third Avenue, Sturgeon Bay, WI	606 N. 12th Avenue, Sturgeon Bay, WI
Proximity to Subject		24 miles	24 miles
Sales Price	n/a	\$261,000	\$367,000
Price/GBA	n/a		\$190.09
Data/Verification Source	Viewing, owner	PubRecd, Assessor	PubRecd, Assr, PView
Financing Concessions	n/a	None	None
Date of Sale	n/a	11/21/2025	4/30/2025
Location	Suburban	Suburban	Suburban
Site	0.24 ac (10,454 sf)	0.17 ac (7,500 sf)	0.30 ac (13,170 sf)
Design & Appeal	Office	Retail	Office
Quality of Construction	Average	Average	Average
Age	1930's	1945	1986 & 2005
Condition	Fair	Fair	Fair
Gross Building Area (sf)	1,654	1,373	2,468
Basement (sf)	0	984	0
Finished Below Grade (sf)	0	0	0
Functional Utility	Average	Average	Average
Heating/Cooling	GFA/CA	GFA/CA	GFA/CA
Amenities	None	None	None
Net Adjustment Total		-43.58	-21.47
Net Adjustment		-22.93%	-14.44%
Gross Adjustment		22.93%	14.44%
Adjusted Sales Price		\$146.51	\$127.23

COMPARABLE SALE NO. 1**LOCATION:**

Building Name: Novel Ideas
 Street Address: 8085 Highway 57
 City/County: Baileys Harbor, WI

PARCEL IDENTIFICATION (TPN): 002220607B

GRANTOR: Cynthia & Ronald Schoenfeld Jr.

GRANTEE: Transport Hospitality, LLC

DATE OF SALE: 3/16/2024 SALE PRICE: \$450,000

RECORDING DATA: Document PRICE/GROSS SQ FT: \$232.43

INSTRUMENT TYPE: Warranty Deed

PROPERTY TYPE: Retail GROSS SQUARE FEET: 1,936

SITE DESCRIPTION: ZONING: CC – Commercial Central

Land Size: 50x132.17 ft / 6,608 sf / 0.15 acre

Parking: Paved on-site/Adequate

IMPROVEMENT DESCRIPTION:

Age:	1950	Exterior Walls:	Vinyl
Stories:	One	Construction Type:	Wood frame
Basement:	None – Crawl space	Quality of Construction:	Average
Heating/Cooling:	GFA/CA	Condition:	Average

Verification Source: Public records, Assessor

Comments: This property is located on the corner of Highway 57 and Howard Avenue. This property sold previously from Patrice & Betsy Palmer to Cynthia & Ronald Schoenfeld Jr. on 11/30/2018 for \$214,900 recorded in a Warranty Deed as Document 818309.



COMPARABLE SALE NO. 2**LOCATION:**

Building Name:
 Street Address: 10553 Country Walk Drive
 City/County: Sister Bay, WI

PARCEL IDENTIFICATION (TPN): 1810008312822A

GRANTOR: Carcorell Holdings, LLC

GRANTEE: Torch Brothers, LLC

DATE OF SALE: 5/17/2024 SALE PRICE: \$498,000

RECORDING DATA: Document 868764 PRICE/GROSS SQ FT: \$239.42

INSTRUMENT TYPE: Warranty Deed

PROPERTY TYPE: Retail GROSS SQUARE FEET: 2,080

SITE DESCRIPTION: ZONING: B-1 General Business

Land Size: 0.71 acre (30,927 sf)

Parking: Paved on-site/Adequate

IMPROVEMENT DESCRIPTION:

Age:	2002	Exterior Walls:	Vinyl
Stories:	One	Construction Type:	Wood frame
Basement:	None – Concrete slab	Quality of Construction:	Average
Heating/Cooling:	GIInfloorRad/CA	Condition:	Average

Verification Source: MLS #141263, Public records, Assessor

Comments: The interior of the building consists of office area in the front with garage and storage in the rear.



COMPARABLE SALE NO. 3**LOCATION:**

Building Name: State Farm Insurance
 Street Address: 920 Egg Harbor Road
 City/County: Sturgeon Bay, WI

PARCEL IDENTIFICATION (TPN): 2816216000108

GRANTOR: Kevin & Carol De Vault

GRANTEE: Scott Schoeneman

DATE OF SALE: 12/31/2025 SALE PRICE: \$475,000

RECORDING DATA: Document 881908 PRICE/GROSS SQ FT: \$193.09

INSTRUMENT TYPE: Land Contract

PROPERTY TYPE: Office GROSS SQUARE FEET: 2,460

SITE DESCRIPTION:

Land Size: 0.52 acre (22,651 sf)
 Parking: Paved on-site/Adequate

ZONING:**IMPROVEMENT DESCRIPTION:**

Age:	1957	Exterior Walls:	Vinyl
Stories:	One	Construction Type:	Wood frame
Basement:	None	Quality of Construction:	Average
Heating/Cooling:	GFA/CA	Condition:	Average

Verification Source: Public records, Assessor

Comments:



COMPARABLE SALE NO. 4**LOCATION:**

Building Name:
 Street Address: 143 S. Third Avenue
 City/County: Sturgeon Bay, WI

PARCEL IDENTIFICATION (TPN): 2811085060400

GRANTOR: Trudy Herbst Trust

GRANTEE: Bona Dea Holistic Wellness Solutions, LLC

DATE OF SALE: 11/21/2025 SALE PRICE: \$261,000

RECORDING DATA: Document 881150 PRICE/GROSS SQ FT: \$190.09

INSTRUMENT TYPE: Trustee's Deed

PROPERTY TYPE: Retail GROSS SQUARE FEET: 1,373

SITE DESCRIPTION:

Land Size: 50x150 ft / 7,500 sf / 0.17 acre
 Parking: Paved on-site/Adequate

ZONING:**IMPROVEMENT DESCRIPTION:**

Age:	1945	Exterior Walls:	Wood
Stories:	One	Construction Type:	Wood frame
Basement:	Part 984 sf	Quality of Construction:	Average
Heating/Cooling:	GFA/CA	Condition:	Average

Verification Source: Public records, Assessor

Comments: This property has 1,128 sf of area on the main floor and 245 sf of finished attic area.



COMPARABLE SALE NO. 5**LOCATION:**

Building Name:
 Street Address: 606 N. 12th Avenue
 City/County: Sturgeon Bay, WI

PARCEL IDENTIFICATION (TPN): 2816215000117

GRANTOR: Cornerstone Solutions, Inc.

GRANTEE: KH&PA Real Estate Holdings, LLC

DATE OF SALE:	4/30/2025	SALE PRICE:	\$367,000
RECORDING DATA:	Document 807361	PRICE/GROSS SQ FT:	\$148.70
PROPERTY TYPE:	Office	GROSS SQUARE FEET:	2,468 inc Lower Level

SITE DESCRIPTION:	ZONING:	C-3 Commercial
Land Size:	57.69 & 70.00 x 187.97 & 188.45 ft / 13,170 sf / 0.30 acre	
Parking:	Paved on-site/Adequate	

IMPROVEMENT DESCRIPTION:

Age:	1986 with 2005 addn	Exterior Walls:	Wood
Stories:	One	Construction Type:	Wood frame
Basement:	Full 826 sf – 100% finished	Quality of Construction:	Average
Heating/Cooling:	NGFA/Central air	Condition:	Average

VERIFICATION SOURCE: MLS, Assessor, Prior viewing, Public records

Comments: This building is located on N. 12th Avenue near Egg Harbor Road. The basement was a walk-out design with a rear entrance and was 100% finished as office area and a full bath with the exception of a small mechanical closet in the corner. A 24x34 dance studio addition was constructed in 2005 on the rear of the building.



RECONCILIATION

Indicated Value by the Cost Approach	n/a
Indicated Value by the Income Approach	n/a
Indicated Value by the Sales Comparison Approach to Value	\$248,000

The cost approach was not used due to the age of the subject improvements and lack of recent comparable vacant site sales in the area.

The income approach was not used due to insufficient market rental data.

The sales comparison provides the most accurate indication of value since it compares the subject to similar properties that have sold in the market. The quantity of recent comparable sales was somewhat limited. The quality of the sales was average to good. All the sales required few total adjustments. Overall, the sales comparison was a good indicator of value.

Most weight was given to the sales comparison approach to value as it reflects the actions and reactions of buyers and sellers of such properties.

FINAL OPINION OF VALUE

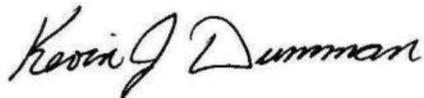
After giving full consideration to all the features and conditions outlined in this analysis, my as is fee simple market value opinion of the subject property as of February 3, 2026, is the amount of

TWO HUNDRED FORTY-EIGHT THOUSAND DOLLARS

(\$248,000)

Respectfully submitted,

DUMMAN APPRAISAL GROUP, LLC



Kevin J. Dumman, MAI, SRA, AI-GRS
WI Certified General Appraiser #1180-10

ADDITIONAL EXHIBITS

Appraisal Engagement Letter

Dumman Appraisal Group, LLC
 923 Lake Street
 PO Box 65
 Algoma, WI 54201-0065

January 26, 2026

Village of Sister Bay
 Attn: Ben Andrews
 PO Box 769
 Sister Bay, WI 54234

Re: Village of Sister Bay Administration Building

Dear: Ben Andrews

Dumman Appraisal Group, LLC ("Appraiser") agrees to provide an appraisal of the above-mentioned property according to the following terms. Please refer to the Appraisal Services Agreement and the Terms and Conditions, which are expressly incorporated herein by reference and made a part of this agreement. This Engagement Letter, the Appraisal Services Agreement and the Terms and Conditions shall be collectively referred to as "Agreement."

1. Specifications of the Appraisal.

Subject Property:	2383 Maple Drive, Sister Bay, WI
Tax Parcel:	0181210309
Property Type:	Existing office building
Interest to be Valued:	Fee simple
Additional Property to be Valued:	None
Intended Use:	To assist Client in financial planning and decision making.
Intended User(s):	Village of Sister Bay. Appraiser's identification of the intended user(s) of the appraisal is to determine the type and extent of research, analysis and reporting appropriate for the assignment. It is specifically not an acknowledgement or granting of permission by the Appraiser that such parties will or may rely on the appraisal.
Type of Value:	As Is. The definition of the type of value will be stated in the report.

Date of Value:	Date of Appraiser's viewing, specific date to be stated in the report. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
Hypothetical conditions, Special/Extraordinary assumptions:	None anticipated
Anticipated Scope of Work:	Appraiser's anticipated scope of work for developing the appraisal will include: viewing the interior and exterior of the property. An opinion of value for the subject property will be formulated using the Sales Comparison Approach.
Report Opinion and Format:	Narrative appraisal report
Delivery Date:	Approximately 3-4 weeks after acceptance of Agreement. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. Appraiser's delivery of the report is contingent on Appraiser's timely receipt of information and documentation from Client and other parties. In the event of a delay beyond that date, Appraiser will inform Client promptly as soon as reasonably practicable.
Appraiser's Interest In Subject Property or in Client or Other Involved Parties:	Appraiser has no knowledge of any current or prospective interest of the Appraiser in the subject property or in Client or other parties involved in the transaction to which this appraisal relates.
Prior Services Regarding Subject Property (USPAP Disclosure):	Appraiser has not performed any prior services regarding the subject property within the three-year period immediately preceding the date of this Agreement, as an appraiser or in any other capacity.
Special Conditions:	None
Appraisal Fee:	\$2,500
Payment Terms:	Client shall pay the appraisal fee in full upon acceptance.

2. **Property Documentation.** Client agrees to provide Appraiser with the documentation required and requested by the Appraiser to complete the appraisal. See Attachment A for the property documentation requested by Appraiser to begin work on this engagement Client agrees to provide contact name and phone number for property access. Client agrees to provide a copy of sales contract if property is under contract for sale. Delays in Appraiser's receipt of requested documentation may result in Appraiser being unable to deliver the appraisal report on the delivery date stated above.

Client:

Dated: 01/26/2026Signature: *Benjamin Andrews*Name: Benjamin Andrews, Village Administrator

Billing Address (email or person/address to whom invoices should be sent):

adminassist@sisterbaywi.gov2383 Maple Drive, Sister Bay, WI 54234

Appraiser:

Signature: *Kevin J. Dumman*

Name: Kevin J. Dumman, MAI, SRA, AI-GRS

Attachment A
Requested Property Documentation

1. Dimensioned plans for the building if you have had any drawn for projects or other reasons.
2. Copy of survey map if you have ever had one done for any reason.

We prefer that all items are either sent to us in the U.S. Mail or in digital PDF format so we have decent copies to work from. We also would like to have all this information prior to viewing the property so we have ample time to review it ahead of time. If you have any questions, please give us a call.

***ADDITIONAL SUBJECT
EXHIBITS***

Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the GIS Map of ...
 (//map.co.door.wi.us/map)
 Door County, Wisconsin
 ... for all seasons!



Map 2023 Orthophoto as default backdrop



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

Data current through Tuesday, Jan 27, 2026

Parcel Number: 181210309 - VILLAGE OF SISTER BAY	PDF Map #: 05
PLSS Section-Town-Range: SE of SW 5-31-28	
Property Address: 2383 MAPLE DR	
Owner Name: VILLAGE OF SISTER BAY	
Co-Owner:	
Mailing Address: ADMINISTRATION BLDG SISTER BAY WI 54234	
Legal Description (See recorded documents for a legal description):	
VILLAGE OF SISTER BAY ASSESSOR'S PLAT NO. 1 LOT 9	BLK 3 LOT 6
G.L. 4 SEC 5-31-28	BLK 4
School District: Gibraltar	
Valuations: 2026	Taxes: 2025
Acres: 0	Real Estate Tax: 0
Land Value: 0	Special Tax: 0
Improved Value: 0	Forest Tax: 0
Forest Value: 0	Est Fair-Market Value: 0

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

DOOR COUNTY PUBLIC PORTAL

Property Summary Report for Parcel#: 181210309 | Creation Date: 01/01/1991

Close

Property # 181210309

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025	Real Estate	181210309	181 - VILLAGE OF SISTER BAY	2383 MAPLE DR	VILLAGE OF SISTER BAY ADMINISTRATION BLDG SISTER BAY WI 54234

Summary

Property Summary

Parcel #:
181210309

Alt. Parcel #:
15 181 4 31 28 05 3 04 004

Parcel Status:
Current Description

Assessed:
Yes

Taxed:
Yes

Creation Date:
01/01/1991

Historical Date:

Acres:
0.000

Property Addresses

Primary	Address
<input checked="" type="checkbox"/>	2383 MAPLE DR 54234

Owners

Name	Status	Ownership Type	Interest
SISTER BAY, VILLAGE OF	CURRENT OWNER		

Districts

Code	Description	Category
	STATE OF WISCONSIN	OTHER DISTRICT
	DOOR COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
0001	TID #1 -SIS BAY	TIF/TID
1300	N.W.T.C.	TECHNICAL COLLEGE
2114	GIBRALTAR SCHOOL	REGULAR SCHOOL

Abbreviated Legal Description

VILLAGE OF SISTER BAY ASSESSOR'S PLAT NO. 1 LOT 9 BLK 3 LOT 6 BLK 4 G.L. 4 SEC 5-31-28

Property Descriptions

DOOR COUNTY PUBLIC PORTAL

<input checked="" type="checkbox"/>	05	31	N	28	E	SE	SW	4	SISTER BAY ASSESSOR FLT #1
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Associated Personal Properties

No Associated properties were found

Assessments

Assessment Summary

Estimated Fair Market Value: \$0
 Assessment Ratio: 0.8968
 Legal Acres: 0.000

2025 Valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.000	\$0	\$0	\$0
ALL CLASSES	0.000	\$0	\$0	\$0

2024 Valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.000	\$0	\$0	\$0
ALL CLASSES	0.000	\$0	\$0	\$0

Taxes

Tax Summary

Bill #: 0
 Net Mill Rate: 0.008867288
 Interest/Penalty Date: 01/27/2025

Lottery Credits

Claims	Date	Amount
0		\$0.00

Installments

Due Date	Amount
01/31/2025	\$0.00
07/31/2025	\$0.00

Payments

No Payments were found

Details

DOOR COUNTY PUBLIC PORTAL

Gross Tax	\$0.00	-	-
School Credit	\$0.00	-	-
Property Tax	\$0.00	-	-
First Dollar Credit	\$0.00	-	-
Lottery Credit	\$0.00	-	-
Net Tax	\$0.00	\$0.00	\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00
Special Charges	\$0.00	\$0.00	\$0.00
Delinquent Utility	\$0.00	\$0.00	\$0.00
Private Forest Crop	\$0.00	\$0.00	\$0.00
Woodland Tax Law	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00
Interest	-	\$0.00	\$0.00
Penalty	-	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00

Tax History

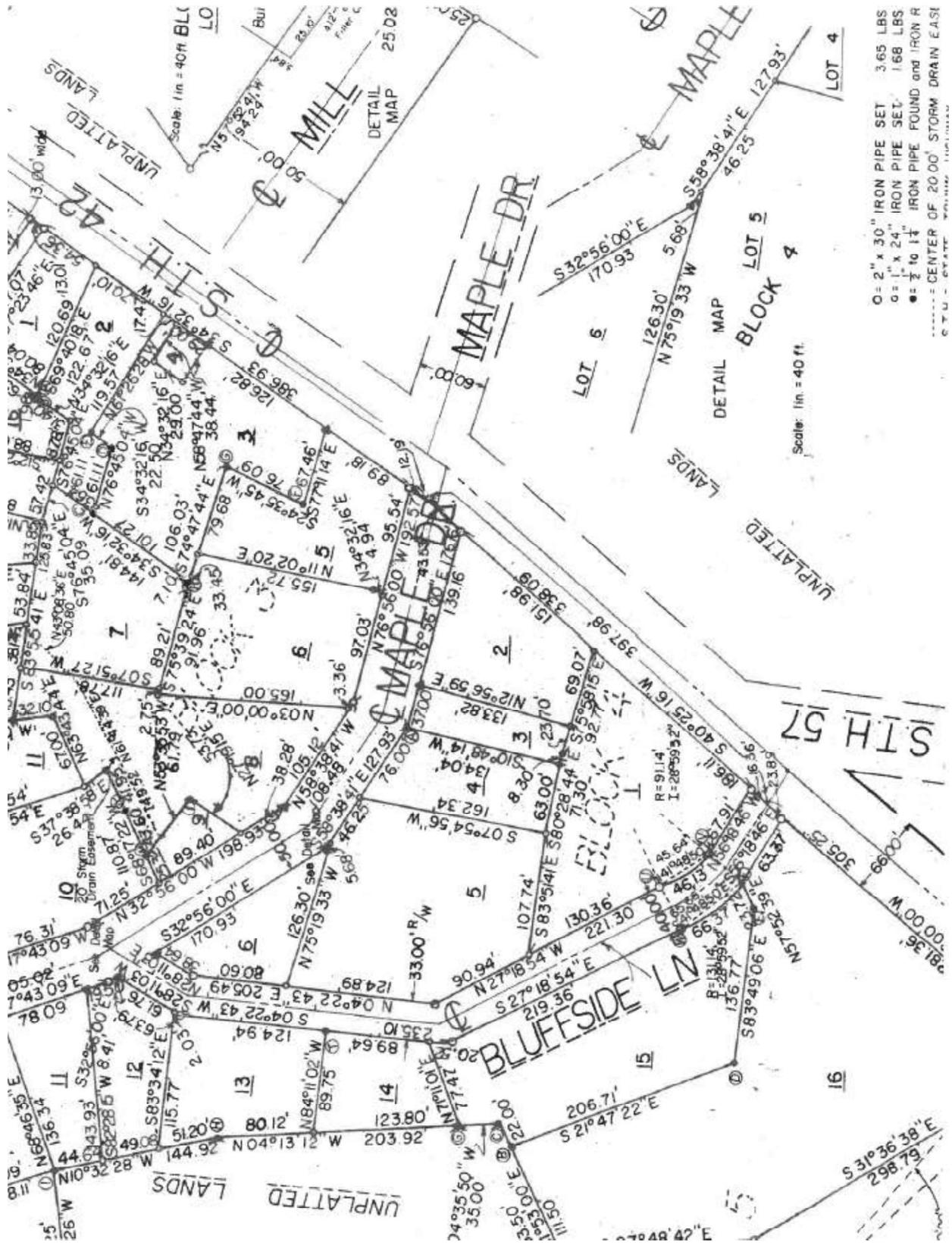
Year	Amount	Interest Paid	Penalty Paid	Paid	Last Paid	Amount Due	Status
2025	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
2024	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
2023	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
2022	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
2021	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
2020	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$0.00	No Payment Collected
Total	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	

Document History

Document History

Date Recorded	Number	Volume	Page	Type	Signed Date	Transfer Date	Sale Amount	# Properties
	415854	328	457				\$0.00	0

Close



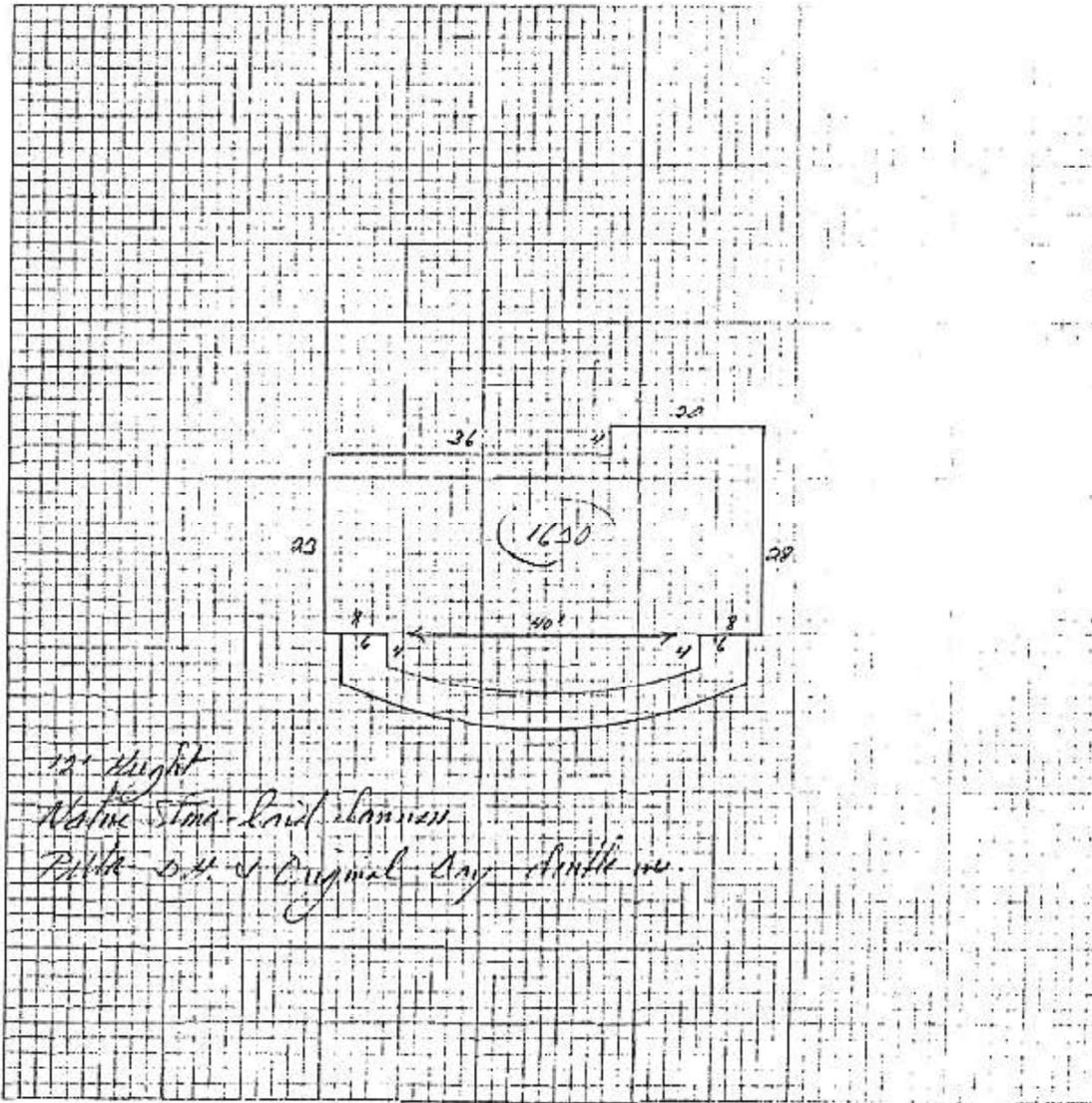


Northern Door County Assessment District

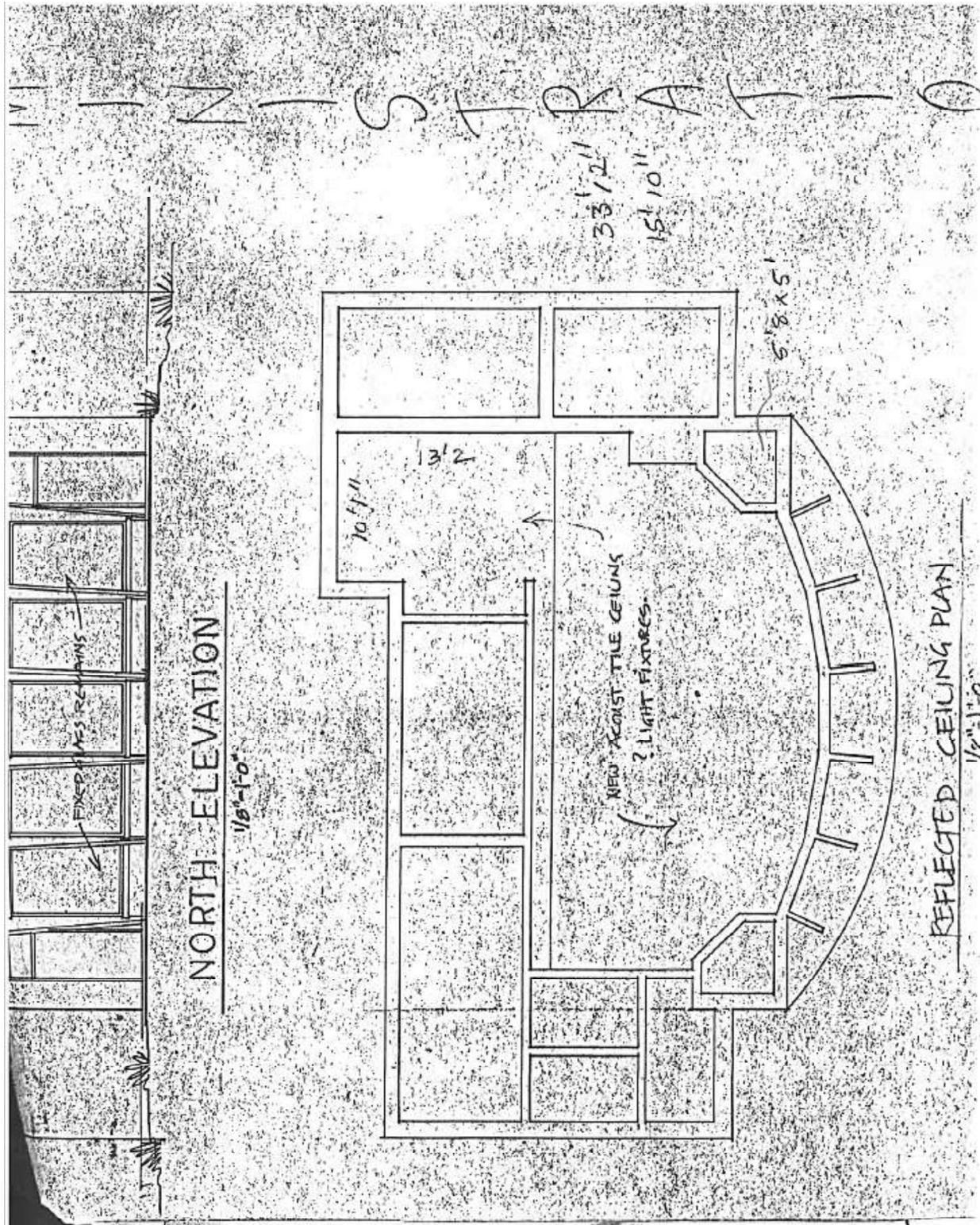
OFFICE OF ASSESSOR — MICHAEL J. WALKER
SISTER BAY ADMINISTRATION BUILDING
421 MAPLE STREET
SISTER BAY, WISCONSIN 54234

Owner Sister Bay Administration Bldg Key No. Assess Plat 0309
Date of Appraisal 7.29.89 Made By [Signature] Year of Const. 1948

Indicate on Building Sketch: No. Stories - Story Height - Wall Mat'l & Thickness - Type & Size Windows Scale: 1" = Ft.



SERVING: LIBERTY GROVE — SISTER BAY — EPHRAIM — BAILEYS HARBOR — GIBRALTAR



***EXCERPTS FROM VILLAGE OF
SISTER BAY ZONING
ORDINANCE***

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

SECTION 66.0322 – B-2 DOWNTOWN BUSINESS TRANSITION DISTRICT

[See also Sec. 66.0343, B-2 Historic Overlay District]

Sec. 66.0322 - B-2 Downtown Business Transition District

The Downtown Business Transition (B-2) District is intended to complement the Village's Downtown Business District by providing a transition zone adjacent to the B-3 Downtown Business district. While the dominate uses in the B-2 district are residential, the area is in the process of changing to a mixture of business and residential uses. This transition area is typified by small lots, and buildings with minimal setbacks. The intent of the B-2 Downtown Transition District is to permit the conversion of existing residential buildings to business uses, to permit the construction of new commercial buildings, and to have N. Bay Shore Drive remain the primary downtown shopping street. This section provides standards for the orderly improvement and development of the Downtown Business Transition District based on the following objectives:

- To encourage development that is consistent with the natural environment.
- To encourage development that maintains the Village's traditional small town appearance, in which its housing, shops, work places, parks and civic facilities co-exist in relative harmony.
- To encourage development that balances the needs of a resort town and a residential Village.
- To encourage efficient use of land and urban services.
- To encourage a mixture of land uses that will encourage people to walk as an alternative to driving, and provide more employment and housing options.
- To encourage development that serves as a buffer between residential neighborhoods and the Downtown Business District.
- To encourage building designs that meet the architectural standards and enhance the Village's historic architecture. *[See Sec. 4000 - Architectural Guide]*

(1) Permitted Uses.

- (a) Art galleries or studios for photography, painting, and music.
- (b) Barber shops, beauty salons and spas.
- (c) Bed and breakfasts.
- (d) Infrastructure essential services.
- (e) Information centers.
- (f) Licensed massage therapy and body work facilities as certified by the State.
- (g) Marinas.
- (h) Municipal utility facilities.
- (i) Parks.
- (j) Physical fitness centers.
- (k) Public parking lots.
- (l) Professional offices.
- (m) Restaurants. *[See Sec. 66.0350]*
- (n) Retail general uses.
- (o) Self-service laundry and dry-cleaning.
- (p) Single family housing in existence as of September 1, 2010; said housing can be utilized as a short-term rental.

(2) Conditional Uses.

- (a) Liquor stores.
- (b) Solar energy as an accessory structure.
- (c) Non-village utility facilities.

Last Updated: November 18, 2025

Page 36

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

- 1 (3) Permitted Accessory Uses.
- 2 (a) Accessory structures. [See Sec. 66.0501]
- 3 (b) Outdoor displays. [See Sec. 66.0506]
- 4 (c) Professional offices.
- 5 (4) Dimensional Standards. The homes in the B-2 Business Transition District are typically located on
- 6 smaller irregularly shaped lots with minimal setbacks. In the B-2 Business Transition District,
- 7 homes and buildings that house businesses will operate in close proximity to one another. The
- 8 setback standards are minimal to reflect the difficulty of dealing with small lots and narrow road
- 9 rights-of-way. Building setbacks are measured from the respective property line. Setbacks for
- 10 porches are measured from the edge of the deck or porch to the property line. The setback
- 11 standards, as listed below, apply to primary structures as well as accessory structures.

B-2 District Dimensional Lot Standards Table		
Lot That is Utilized for a Business Use	Minimum Area	4,500 square feet
	Minimum Width (interior lot)	45 feet
	Minimum Width (corner lot)	55 feet
	Minimum Green Space	20% of lot must be left as green space
Structure Standards		
Principal Structure, Business	Maximum Height	35 feet
	Minimum Floor Area	None
Principal Structure, Residential	Maximum Height	35 feet
	Minimum Width	24 feet
	Minimum Floor Area (one bedroom)	900 square feet
	Minimum Floor Area (two bedrooms)	1,000 square feet
	Minimum Floor Area (three or more bedrooms)	1,200 square feet
Accessory Structures	Maximum Height	35 feet but shall not exceed height of principal structure
Minimum Setbacks		
Principal Structure	Front Yard	35 feet from the centerline or 15 feet from the property line, whichever is greater
	Side Yard	6 feet – Area must be left as green space
	Rear Yard (street access lot)	15 feet - Area must be left as green space
	Rear Yard (alley access lot)	8 feet - Area must be left as green space
Accessory Structures	Front Yard (on public streets)	35 feet from the centerline or 15 feet from the property line whichever is greater
	Side Yard	6 Feet - Area must be left as green space
	Rear Yard (street access lot)	15 Feet - Area must be left as green space
	Rear Yard (alley access lot)	8 feet

Last Updated: November 18, 2025

Page 37

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

- 1 (5) Design Standards.
 2 (a) *Finish.* The exterior walls of all principal residential buildings shall be covered by either
 3 stucco, cement siding, wood; wood clapboards, wood shakes, vinyl, steel or aluminum
 4 beveled siding, brick, stone or other masonry type veneer or other similar materials.
 5 (b) *Foundation.* All principal residential buildings shall be placed on, and be attached to a
 6 permanently enclosed foundation in accord with the standards set forth in Wis. stats.
 7 §70.043(1) and Chapter ILHR 21 of the Wisconsin Administrative Code, or its successor
 8 code.
- 9 (6) Block Layout and Building Orientation. This section of the Zoning Code is intended to promote a
 10 walkable commercial district by forming short blocks and orienting (placing or locating), buildings
 11 closer to streets. Placing buildings close to the street also slows traffic down and provides more
 12 'eyes on the street', increasing the safety of public spaces. The standards, as listed on the
 13 following page complement the front yard setback standards delineated in Sec. 66.0322(d).
- 14 (a) *Applicability.* This section applies to new land divisions as well as the following types of
 15 development, and compliance with all the provisions of this section is required:
 16 1. Public and institutional buildings, except that the standard shall not apply to buildings
 17 which are not subject to site design review or those that are not accessible to the
 18 public (i.e. buildings used solely to house mechanical equipment and similar uses);
 19 and,
 20 2. Commercial buildings subject to site design review.
- 21 (b) *Block Layout Standard.* New land divisions and developments, which are subject to site
 22 design review, shall be configured to provide an alley or interior parking court. Blocks
 23 (areas bound by public street rights-of-way) shall have a length not exceeding 400 feet, and
 24 a depth not exceeding 400 feet. Pedestrian pathways shall be provided from the street
 25 right-of-way to interior parking courts between buildings, as necessary to ensure
 26 reasonably safe, direct and convenient access to building entrances and off-street
 27 parking.
- 28 (c) *Building Orientation Standard.* All of the buildings that must comply with the provisions of
 29 the dimensional standards that are defined in Sec. 66.0322(d) shall be oriented to a street.
 30 The building orientation standard is met when all of the following criteria are met:
 31 1. The minimum and maximum setback standards delineated in Sec. 66.0322(d) are
 32 satisfied;
 33 2. Buildings have their primary entrance(s) oriented to (facing) the street. Building
 34 entrances may include entrances to individual units, lobby entrances, entrances
 35 oriented to pedestrian plazas, or breezeways, and courtyard entrances, (i.e. to a
 36 cluster of units or commercial spaces). Alternatively, a building may have its entrance
 37 facing a side yard when a direct pedestrian walkway not exceeding 10 feet in length is
 38 provided between the building entrance and the street right-of-way.
 39 3. Off-street parking, driveways or other vehicular circulation shall not be placed
 40 between a building and the street. On corner lots, buildings and their entrances shall
 41 be oriented to the street corner, and parking, driveways and other vehicle areas shall
 42 be prohibited between buildings and street corners.
- 43 (7) Pedestrian Amenities.
 44 (a) *Purpose and Applicability.* This section is intended to complement the building
 45 orientation standards and the street standards delineated in Sec. 66.0322(6), by providing
 46 comfortable and inviting pedestrian spaces within the Transition District. Pedestrian
 47 amenities contribute to a walkable district. This section applies to all of the following types
 48 of buildings:
 49 1. Public and institutional buildings; except that the standard shall not apply to buildings
 50 which are not subject to site design review or those that are not open to the public,
 51 (e.g. buildings used solely to house mechanical equipment, and similar uses); and,

Last Updated: November 18, 2025

Page 38

VILLAGE OF SISTER BAY ZONING CODE

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

SEC. 66.0322 – B-2 DOWNTOWN BUS. TRANS. DIST.

- 1 2. Commercial buildings; subject to site design review.
- 2 (b) *Guidelines and Standards.* Every development shall provide and maintain a public
- 3 sidewalk with a minimum width of 6 feet across the front of the parcel and side yard
- 4 abutting a public street.
- 5 (8) Special Standards Uses. This section supplements the standards contained in Sec. 66.0322(4)
- 6 through 66.0322(7). It provides standards for the following land uses in order to control the scale
- 7 and compatibility of those uses within the Transition District:
- 8 (a) *Parking, Garage and Driveway Orientation.* All off-street vehicle parking, including surface
- 9 lots and garages, loading docks and overhead doors shall be oriented to alleys, or located
- 10 in parking areas located behind or to the side of the building; except that side yards facing
- 11 a street (e.g. corner yards), shall not be used for surface parking. All garage entrances facing
- 12 a street (e.g. structured parking), shall be recessed behind the front building elevation by a
- 13 minimum of four to six feet. On corner lots, garage entrances shall be oriented to a side
- 14 street when access cannot be provided from an alley.
- 15 (b) *Parking Spaces Required.* The Village recognizes the challenges of providing the necessary
- 16 parking spaces in the Transition District and thereby establishes the following standard for
- 17 the district. The detailed requirements for parking lots and spaces are covered in Sec.
- 18 66.0403. The Plan Commission may allow a landowner to meet the parking requirement by
- 19 providing the required parking spaces either on site, or on another privately owned site as
- 20 required under Sec. 66.0404, *Adjustments to Required Parking.* No development shall avoid
- 21 the need to provide parking spaces by claiming credit for on street parking spaces or public
- 22 parking lots. The parking spaces required for motels, hotels, all types of condominiums, and
- 23 accessory residential uses must be provided on site, and no fee in lieu of creating spaces
- 24 will be allowed.
- 25 (c) *Fee In Lieu of Creating Parking Spaces.* [See Sec. 66.0404(2)]
- 26 (d) *Common Areas.* All common areas (e.g. walkways, drives, courtyards, private alleys,
- 27 parking courts, etc.), and building exteriors shall be maintained by an association or the
- 28 owner. Copies of any applicable covenants, restrictions and conditions shall be recorded in
- 29 the Office of the Register of Deeds and provided to the Village prior to Zoning
- 30 Permit approval.
- 31 (e) *Automobile-Oriented Uses and Facilities.* Automobile-oriented uses and facilities, as
- 32 defined below shall conform to all of the following standards in the Transition District. The
- 33 standards are intended to slow traffic down and encourage walking.
- 34 (f) *Parking, Garages and Driveways.* All off-street vehicle parking, including surface lots and
- 35 garages, loading docks and overhead doors shall be accessed from alleys, or located in
- 36 parking areas located behind or to the side of a building; except that side yards on corner
- 37 lots shall not be used for surface parking. All garage entrances facing a street (e.g.
- 38 structured parking), shall be recessed behind the front elevation by a minimum of 6 feet.
- 39 On corner lots, garage entrances shall be oriented to a side street when vehicle access
- 40 cannot be provided from an alley.
- 41

ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication nor may it be used for any purpose by anyone but the client without the previous written consent of the appraiser or the client and then only with proper qualification.
2. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
3. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice (USPAP).
4. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable free and clear of all liens, encumbrances, encroachments, easements, and restrictions and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership and competent management and is available for its highest and best use.
5. There are no existing judgments of pending or threatened litigation that could affect the value of the property.
6. There are no hidden or undisclosed conditions that could of the land or of the improvements that would render the property more or less valuable.
7. The maps and drawings in the report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility for its accuracy.
8. Any maps, plats, or drawings included in this report are assumed to be correct and are intended only for illustrational purposes.
9. No survey was made of the subject property and it is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there are no encroachments or adverse easements (unless otherwise noted).
10. If the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report that the subject site is (or is not) located in an identified Special Flood Hazard Area, as the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
11. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless required to do so by a court.
12. This appraisal cannot be used as evidence in any court of law or any quasi-body of government unless express written consent is granted.
13. The appraiser has noted in the appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of adverse environmental conditions, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, underground fuel tanks, soil contamination, etc.) that would make the property more or less valuable and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
14. The appraiser is not inspecting the property to determine the current presence of wood destroying or other insects nor is he looking for evidence of any past infestation.

15. The appraiser is not an expert in the identification of adverse environmental factors such as radon gas, lead based paint, mold, fungi, asbestos, formaldehyde, ground water contamination, underground storage tanks, etc.
16. The appraiser has been retained to arrive at an opinion of value for the subject property and is not a Home Inspector. The "inspection" performed by the appraiser is more of an observation and is not intended to reveal defects in the mechanical systems, plumbing, electrical systems, structural integrity, roofing, or other components of the property and the appraiser does not claim to be an expert in those areas. There could be defects hidden behind floors or wall coverings or inside cabinets or closets or behind furniture or under rugs. It is not the responsibility of the appraiser to perform the kind of inspection designed to find those kinds of problems nor would he have the expertise to detect or diagnose many of those issues even if something was discovered.
17. No environmental audit has been made of the subject property. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not an expert in the detection of hazardous materials and is, therefore, not qualified to detect such substances. The presence of above-ground or underground substances such as asbestos, urea- formaldehyde foam insulation, chemical or fuel storage tanks, or other potentially hazardous materials may have an effect on the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. The appraiser reserves the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies.
18. The appraiser is not an environmental inspector. The appraisal does not guarantee that the property is free of defects or environmental problems. Mold, for instance, may be present in areas the appraiser cannot see. A professional building inspection or environmental inspection is recommended.
19. The estimate of value contained in this report is made under the assumption that the property is free of any environmental conditions or contamination in the subject improvements or land that would adversely affect value.
20. No opinion is herein expressed as to whether the septic system or well is safe, approved by the proper authority, or functioning properly.
21. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property. If the client desires a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA), it is suggested that a competent architect be retained. It should be noted that the client has indicated that the subject property is fully ADA compliant.
22. The appraiser has not conducted an architectural or engineering study, Americans with Disabilities Act (ADA) compliance survey, title search, property survey, soil study, flood plain study, or environmental investigation of the subject property or any of the comparable sales.
23. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural, and other engineering and environmental matters.

24. The property is in compliance with all applicable building, environmental, zoning, and other federal, state, and local laws, regulations, and codes.
25. When completing the appraisal, a visual observation was done in accordance with appraisal guidelines. The examination is not technically exhaustive and does not offer warranties or guarantees of any kind.
26. The appraiser examines visible and accessible areas only. When viewing this property, the appraiser visually observed areas that were readily accessible. Some items such as behind the walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view and, therefore, were not examined. The appraiser is not required to disturb or move anything that obstructs access or visibility.
27. The appraiser is not a construction, plumbing, heating, or electrical expert. The observed condition of the foundation, roof, exterior walls, floors, heating system, plumbing, insulation, electrical service, and all mechanicals is based on a casual observation only and no detailed investigation was made unless otherwise noted in this report.
28. The appraiser provides an opinion of value. This appraisal is not a building inspection and the appraiser is not acting as a building inspector when preparing the report. The borrower has the right to have the building inspected by a professional building inspector.
29. Assessment, fair market value, and real estate taxes have been taken from local county records and are assumed to be correct.
30. The appraiser has reviewed the zoning and flood plain maps and this information is assumed to be correct.
31. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
32. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a satisfactory workmanship-like manner.
33. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
34. The conclusions stated in the appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
35. No changes in any federal, state, or local laws, regulations, or codes (including, without limitation, the Internal Revenue Code) are anticipated.
36. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
37. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
38. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
39. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
40. It is expressly acknowledged that in any action which may be brought against Duffman Appraisal Group, LLC or their respective officers, owners, managers, directors, agents, subcontractors, or

employees (the "Dumman Appraisal Group, LLC Parties"), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates of information contained therein, the Dumman Appraisal Group, LLC Parties shall not be responsible or liable for an incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of the Dumman Appraisal Group, LLC Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

41. Any dispute regarding this report must be filed in the state of Wisconsin within one year from the date of the report.
42. The conclusions of this report are estimates based on current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer, seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Dumman Appraisal Group, LLC and the undersigned, are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that anticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market current conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assumed competent and effective management and marketing for the duration of the projected holding period of this property.
43. All prospective value estimates presented in this report are estimates and forecasts which are perspective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates, such as, but not limited to, changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveniences of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
44. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered unless otherwise noted.
45. We assume no private deed restrictions, limiting the use of the subject in any way.
46. We are not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
47. Unless specifically set forth in the body. The report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Dumman Appraisal Group, LLC to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
48. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised, assuming that all required licenses, certificates of occupancy, consents, or other legislative word or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
49. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend, and thus become aware of the aforementioned contingencies and limiting conditions. Neither the appraiser nor Dumman Appraisal Group, LLC assumes responsibility for any situation arising out of the Client's failure to become familiar with and

understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.

50. My opinion of market value does not place any value on the merchantable crops (including timber), and any equipment in structures that supports the growth or harvesting of such items. If interest in the added value exists, please contact the appropriate licensed professional.

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ◆ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ◆ The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ◆ The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- ◆ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ◆ I have made a personal inspection of the property that is the subject of this report.
- ◆ No one provided significant real property appraisal assistance to the person signing this certification.
- ◆ I have not performed a previous appraisal of the subject property, an appraisal review involving the subject property, an appraisal consulting assignment involving the subject property, or any other service involving the subject property within three years prior to this assignment.
- ◆ As of the date of this report, I have completed the Standards and Ethics Education Requirement for Designated Members of the Appraisal Institute.
- ◆ As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Signature: 

Name: Kevin J. Dumman, MAI, SRA, AI-GRS

State Cert./License #: 1180-10

State: WI

Exp. Date of Certification or License: 12/14/2027

QUALIFICATIONS OF APPRAISER OF REAL ESTATE

Kevin J. Dumman, MAI, SRA, AI-GRS
 Dumman Appraisal Group, LLC
 923 Lake Street – PO Box 65
 Algoma, WI 54201-0065

Phone (920) 487-2345

Email kevin@dummanappraisals.com

Licensing:

Wisconsin Certified General Appraiser No. 1180-10

Education:

Bachelor of Science, UNIVERSITY OF WISCONSIN-GREEN BAY, 1995

Major: Business Administration Finance Emphasis

Minor: Economics

CUM LAUDE Grade Point Average: 3.66

Associates in Applied Science Mechanical Engineering Technology
 MILWAUKEE SCHOOL OF ENGINEERING, 1992

Designations:

Appraisal Institute MAI (2013)

Appraisal Institute SRA (2014)

Appraisal Institute AI-GRS (2014)

Appraisal Institute Litigation Professional Development Program

Memberships:

Appraisal Institute

Wisconsin Chapter Board of Directors 2007-2009 & 2013-2014

Leadership Development Advisory Council 2014-2016

Wisconsin Chapter Education Chair 2014-2016

Wisconsin Chapter Education Committee 2013-2018

Wisconsin Chapter Secretary 2015

Wisconsin Chapter Treasurer 2016

Wisconsin Chapter Finance Chair 2016

Wisconsin Chapter Vice President 2017

Wisconsin Chapter President 2018

Wisconsin Chapter Finance Committee 2016-2018

Regional Representative for Region III 2016-2018

Wisconsin Chapter Immediate Past President 2019

Wisconsin Chapter Nominating Committee Chair 2019

Wisconsin Chapter Governance Committee 2020

Region III Nominating Committee 2020-2021

AI Candidate Advisor 2013-Present

Door County Board of Realtors
 Realtors Association of Northeast Wisconsin
 Manitowoc County Board of Realtors MCBR MLS, Inc.

Specialized Appraisal Education:

More than the 28 hours of continuing education courses required for certification renewal every two years.

Appraisal courses offered and sponsored by NWTC, Wisconsin Realtors Association, National Association of Realtors, American Society of Farm Managers and Rural Appraisers, and Appraisal Institute.

Subscriptions to publications, magazines, and informational materials pertaining to the appraisal profession.

Expert Witness Testimony:

Door County Circuit Court, Kewaunee County Circuit Court, Brown County Circuit Court, Internal Revenue Service, Town of Ahnapee Board of Review, Town of Sturgeon Bay Board of Review, Town of Sevastopol Board of Review, Wisconsin Department of Revenue Board of Review.

Legislative Efforts:

2021 Wisconsin Act 194 (Section 1 893.895 Wisconsin Statutes) Limitations of actions regarding real estate appraisal services

Publications:

Publications include an article titled Sink or Swim in the Q1 2016 edition of Valuation Magazine published by the Appraisal Institute about valuing properties on Chambers Island in Door County, WI.

Experience:

Appraisal of real estate for individuals, business firms, corporations, attorneys, educational facilities, religious institutions, lending clients for mortgage purposes, and other clients for tax, accounting, estate, insurance, litigation, buying, and selling purposes.

Types of Property Appraised:

Vacant land Subdivision development analysis Vacant water frontage Private island property	Easements Conservation easements Avigation easements DOT right-of-way Diminishment-in-Value (DIV)	Insurable loss Tax assessment appeal Litigation support Expert witness testimony Consultation
Apartment buildings Subsidized housing Condominiums Single-family residential	CBRF care facilities Daycare facilities Churches Schools Funeral homes	Automotive service stations and service facilities Convenience stores Car washes Auto dealerships

Multiple-family residential Mobile home parks Mixed-use commercial property		Boat/Snowmobile dealerships
Retail Property Strip malls/Shopping centers Laundromats Greenhouses	Industrial property Industrial warehouses Office warehouses Mini-storage facilities	Appraisal review
Professional and medical office buildings	Hotel/Motels Resorts	Health and fitness centers Golf courses
Campgrounds Marinas Waterfront property Recreational property	Supper clubs Taverns Restaurants including fast food restaurants	Dairy farms Veal farms Feed mills Mineral rights

NO. 1180 - 10

EXPIRES: 12/14/2027

The State of Wisconsin
Department of Safety and Professional Services
REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Kevin J Dumman

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)

*in the State of Wisconsin in accordance with Wisconsin Law
on the 2nd day of December in the year 2002.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services*



[Signature]
DPS Secretary

This certificate was printed on the 29th day of October in the year 2023



STAFF REPORT (5.f.)

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Potential Walking Tour - Discuss Time/Date - Erik

Author(s): Erik Linczmaier, Parks and Streets Director

Action(s) Requested: Ordinance Resolution Motion Receive/File

POLICY ISSUE(S)

“Should the Parks, Property, and Streets Committee schedule walking tour(s) for 2026 to discuss the long-term parks amenity needs?”

PRIOR ACTION/REVIEW

Last year, the Park Property & Streets Committee scheduled a walking tour for Waterfront Park and Marina Park for June 16th, 2025. Top action items for discussion were Historic Signage, Gazebo Benches, E-bike Shed, bush removal, and Little Library. This year’s walking tour should focus on reviewing the outdoor recreation plan and identifying the future needs for parks, properties, and facilities.

BACKGROUND INFORMATION

Here is a list of recent improvements and action items for the Village of Sister Bay Parks System:

Gateway Park: Six outdoor electrical outlets installed throughout the park.

- **Action Item(s):** Repaving the blacktop parking lot and driveway.

Pebble Beach: Parking lot sign installed, two additional parking areas established, drainage installed.

- **Action Item(s):** Establish a boardwalk down to the beach with a lookout deck on the north side of the beach.

Sports Complex: 40 Evergreen Trees planted along the border of the soccer field and frisbee golf area. 25 Evergreen trees were planted along the big ballfield outfield. Sewer lateral installed for Bay’s concession stand. Batting installed for the Bays baseball team. Spectrum Internet has been installed for the TKH Building.

- **Action Item(s)**: Budget for the Bays concession building to have Bathrooms, and budget for irrigation to be installed throughout the remaining park area.

Dog Park: A viewing screen ran along the west side fence.

- **Action Item(s)**: Establish an area for small dogs to play in the park and install a blacktop parking lot.

Lundquist Site: 25 Evergreen trees planted along the farmhouse lawn and field.

- **Action Item(s)**: Establish future vision for property.

Waterfront Park: Concrete walkway down to beach, bike rack, stone flower beds along bathrooms, extended mulch bed for Hydrangeas, 3 oak trees planted, blacktop walking path repaved, stone pillar with solar lights, gazebo addition, rip rap placed along north wall of swim dock and water fountain on bathroom.

- **Action Item(s)**: repave parking lot, establish an area for a playground equipment fund.

Marina Park: Recent upgrades- Grass areas expanded, 1 oak tree planted.

- **Action Item(s)**: N/A

Wiltse Site: N/A

- **Action Item(s)**: Establish outlook for property.

Village Hall: Power-flush toilets in public restrooms, exterior water fountain, propane furnaces, asbestos removal.

- **Action Item(s)**: steel doors and frames need to be replaced, front concrete steps need to be redone, rear sidewalk needs to be replaced, all windows could be upgraded, and a full building painting job is needed for the exterior.

Post Office: Recent upgrades- Interior LED lighting, front window replaced, back door and frame replaced, safety bollard placed at the corner of the building, and rear exterior light upgraded.

- **Action Item(s)**: Exterior paint job is needed.

POLICY ALTERNATIVE(S)

Does the committee want to set up a walking tour for one of the other parks, properties, and facilities first this year? If so, when (date/time) and where?

The Parks, Property, and Streets Committee could take the following actions:

- Schedule one or more walking tours:
 - Determine time/date/location.
- Postpone - discuss at a later time.
- No tour scheduled for 2026.



STAFF REPORT (5.g.)

Date: March 2, 2026

To: Parks, Property and Streets Committee

Re: Facility Rental Fees for Nonprofit Organizations – Policy Adoption

Author(s): Benjamin Andrews, Village Administrator

Action(s) Requested: Ordinance Resolution Motion Receive/File

POLICY ISSUE(S)

“Should the Parks, Property and Streets Committee adopt a formal policy establishing a standardized fee structure for nonprofit organizations that use Village facilities, as directed by the Committee following discussion on February 2, 2026?”

BACKGROUND INFORMATION

At the February 2, 2026, meeting of the Parks, Property & Streets Committee, staff presented information regarding inconsistent facility rental rates paid by various nonprofit organizations. Some nonprofits paid the published daily rate, while others paid nominal annual fees unrelated to actual rental costs. The Committee reached consensus that qualifying nonprofit organizations based in Door County should pay an annual fee equal to one day’s published rental rate for the facility they use.

To implement this direction, staff prepared a DRAFT Facility Rental Fees for Nonprofit Organizations Policy. The draft policy establishes consistent eligibility requirements, documentation standards, verification procedures, and an appeal process. It also defines “Door County–based nonprofit organization” and “daily rate,” and outlines annual re-verification expectations.

PRIOR ACTION/REVIEW

December 2025: Committee reviewed facility rental rates and discussed issues related to resident discounts, cost recovery, and consistent treatment of frequent users and nonprofits.

February 2, 2026: Committee reached consensus on adopting a flat annual fee equal to one published daily rate for Door County–based nonprofits. Staff was directed to draft a policy.

March 2, 2026: Draft policy prepared and presented for review.

OTHER CONSIDERATIONS

Following the **February 2nd, 2026**, meeting, representatives from a NPO reached out to request additional information regarding the Parks, Property and Streets Committee's policy action for Facility Rental Fees for Nonprofit Organizations. The main issue was that the policy action did not address reduced pricing for specific non-profits. This is being brought forward to the Committee, as a consideration when considering the adoption of this policy.

RECOMMENDED ACTION(S)

Village Staff recommends that the Committee review the policy and determine whether any modifications are needed prior to adoption.

POLICY ALTERNATIVE(S)

The Parks, Property, and Streets Committee could take the following actions:

1. Approve Policy as Presented

"I move to approve the Facility Rental Fees for Nonprofit Organizations Policy as presented."

2. Approve Policy with Modifications

"I move to approve the Facility Rental Fees for Nonprofit Organizations Policy with the following modifications [List Modification], and direct staff to incorporate the revisions."

3. Postpone – Seek Add' Information

"I move to postpone action on the Facility Rental Fees for Nonprofit Organizations Policy and direct staff to return with additional information regarding [List Information Sought] at a future meeting."

4. Reject Policy (No Action Alternative)

"I move to reject the proposed Facility Rental Fees for Nonprofit Organizations Policy and take no further action at this time."

ATTACHMENT(S)

1. Facility Rental Fees for Nonprofit Organizations Policy_DRAFT_02-26-2026



Village of Sister Bay Facility Rental Fees for Nonprofit Organizations Policy (Draft)

Adopting Body: Parks, Property and Streets Committee

Adoption Date: [Date]

Effective Date: [Date]

Revisions: N/A

Purpose: To establish a consistent, fair, and administratively simple fee structure for nonprofit organizations using Village facilities, while supporting cost recovery and equitable access.

Scope: This policy applies to all Village-owned reservable facilities listed in the published Facility Fee Schedule and on facility rental forms.

Definitions:

Nonprofit Organization (NPO): A tax-exempt organization.

Door County–Based NPO: Tax-exempt organization serving or located in Door County.

Daily Rate: Standard single-day rental rate, listed in the fee schedule and on facility rental forms.

Internal Revenue Service: Internal Revenue Service

Policy Statement: An eligible Door County–based NPO pays an annual use fee equal to one (1) published daily rate for the facility they use, without the required payment of a security deposit.

Eligibility: An eligible Door County–based NPO is responsible for and must submit the following documentation to the Village of Sister as part of the facility rental intake process to be considered eligible for the facility rental benefits outlined in the policy:

1. Documentation of NPO Status
2. Documentation of NPO Presence in Door County, WI

Documentation could include, but is not limited to:

1. IRS Determination Letter
2. State Certificate of Exempt Status (CES)
3. Most Recent Return of Organization Exempt from Income Tax (Form 990)

Verification: Village Staff will review the NPO's submitted documentation and determine whether the eligibility criteria are met.

1. If the eligibility criteria are determined to be met, Village Staff will proceed with processing the facility rental in accordance with the policy.
2. Village Staff may request additional information from the NPO if the submitted documentation is unclear.
3. If the eligibility criteria are not met, Village Staff will inform the NPO of the determination in writing and list the eligibility criteria(s) that were not met.

Appeal of Determination: If the Village Staff determines that the NPO does not meet the criteria and the determination has been issued in writing, the NPO may appeal the determination, in writing, and the appeal should be based on the eligibility criteria listed within the policy. The NPO has the right and responsibility to submit additional documentation and/or rationale in support of the appeal. The appeal would be heard at the Parks, Property, and Street Committee of the Village of Sister Bay, when appropriate. The Parks, Property, and Street Committee's decision to grant the NPO's appeal is final.

Administration: NPOs seeking to benefit from the policy must submit documentation annually. Village Staff will review documentation and determine eligibility in accordance with the policy.



COMMITTEE REPORT

Date: March 2, 2026

To: Parks, Property and Streets Committee
Re: Parks & Streets Director's Report – March 2026
Author(s): Erik Linczmaier, Parks and Streets Director

1. Christmas Decorations Removal

Staff has begun removing Christmas decorations from the field. Warmer weather is required to free several large decorations currently frozen in snow and ice.

2. Parks Maintenance Facility Move-In

Staff continued moving into the new Parks Maintenance Facility. Construction of the Christmas decoration storage shelving, workstation, and part of the mini mezzanine has been completed.

3. Picnic Table Construction Cost (Committee Request)

Estimated total cost to construct a picnic table at the 2026 staff charge-out rate:

- Total project cost: \$938.19
- Cost at hourly rate: \$754.19

4. Memorial Bench Construction Cost (Committee Request)

Estimated total cost to construct memorial benches at the 2026 staff charge-out rate:

- Total project cost: \$4,781.00
- Cost at hourly rate: \$2,941.62

5. Bench Frame Color Options (Committee Request)

The single-pedestal contour bench frame is available in nine colors, including black. This model has a maximum length of six feet; current bench frames are eight feet long.



6. Village Hall Heating Costs – 2025 (Committee Request)

- Total heating cost: \$3,770.66
- Total electrical use cost: \$2,096.29
- Staff labor for upstairs rental space: \$1,944.00

7. Cold Storage Project Update

TK Builders (Terry Hackl) has completed the base estimate with the requested breakdown. The lean-to roof will be billed as cost-plus due to unknowns. Engineering plans are required for state approval. Terry will attend the March meeting to present the estimate.

8. Historical Signage Update

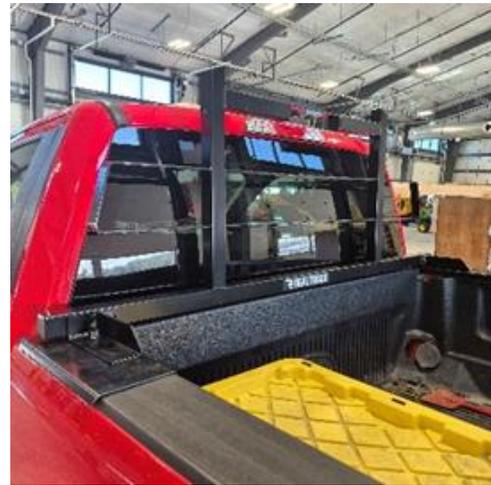
Griffin is offering a flagstone-stamped concrete slab design at no additional cost. Committee feedback is requested.

9. Gazebo Stone Counter and Benches Update

Three additional contractors were contacted: Franke Masonry, Colosimo's Construction, and Peterson Masonry. Only one estimate has been received so far; the remaining two are expected by the end of March.

10. Headache Rack Cost (Committee Request)

- Headache rack: \$239.99
- Installation hardware: \$139.99
- Total cost: \$379.98
- Charged to: Code 100-53313-408 (Miscellaneous – PW Machinery)



INCLUDED WITH COMMITTEE REPORT

From: Erik Linczmaier
Sent: Wednesday, February 25, 2026 2:35 PM
To: Ben Andrews
Subject: Maintenance Staff plan Logerquist property

Hi Ben,

The Logerquist property has 13 structures. Three of these structures, chicken coop, well shed and washhouse are in rough shape. These building will need more then a coat of paint and new roof. They have structural damage and may have to come down or be rebuilt. The other buildings on the property will need landscaping, window work, paint jobs, new roofing, and minor siding repair. The goal would be to work on one building a year. Start by identifying what staff can and can't do. If something is identified past the skill set of staff, then a professional concentrator will be hired to perform the work.

**COMMITTEE REPORT**

Date: March 2, 2026

To: Parks, Property and Streets Committee
Re: Administrator's Report – March 2026
Author(s): Benjamin Andrews, Village Administrator

Pickleball Signage Update:

Here is the proposed sign language for the revised signs at the Sister Bay Sports Complex:

**VILLAGE OF SISTER BAY
PICKLEBALL & TENNIS COURT USE
Available First-Come, First Serve**

Official Pickleball Clubs:

Fees: \$20 - 2 Hour Blocks per Court
Hours: Between 9:00 – 11:00 AM;
Mondays, Thursdays, Saturdays

Refer to the Village of Sister Bay website, Rental &
Reservation, for Additional Information

<https://sisterbaywi.gov/rental-reservation/>

Reflective Sign Update:

Village Staff were in communication with Door County Emergency Management (DCEM) following last month's Parks Committee meeting. It was determined that the Village of Sister Bay follows the Door County Uniform Addressing System, which is designed to ensure consistent, visible, and logical property identification for emergency services.

After communicating with DCEM, it was determined that the referenced news article was not accurate; DCEM can be a resource for the Village to update any signs, but the selection of signs and installation will be the responsibility of the Village. According to DCEM, they will be engaging with Village Representatives in the Summer of 2026 regarding the project



Further Updates/Agenda Items for the Parks Committee:

- Safety Procedures & Policies
- Hecht Family - Memorial Bench & Volunteer Days
- Memorial Bench Program
- Status of E-Bike Rental Request
- Resident drop-off site for branches
- Research on parks districts for regional facility collaboration
- Flower Pot Angels – Gift Card
- Mill Road Landscaping Plan
- Tree Planting – Marina Fest
- Bus Grant