



## PLAN COMMISSION MEETING AGENDA

**Tuesday, May 26, 2026 -- 5:30 P.M.**

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

To access the meeting electronically, click:

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

Meeting ID: 443 990 1723 Passcode: 304078

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

For additional meeting information visit: [www.sisterbaywi.gov](http://www.sisterbaywi.gov), click 'Agendas and Minutes' or watch the meeting video online.

### AGENDA

1. Call to Order & Roll Call
2. Approve of the Agenda
3. Approve Meeting Minutes:
  - a) May 14, 2026; Special Meeting
4. Comments, Correspondence, and Concerns from the Public
5. Discussion/Action Items:
  - a) Development Agreement Amendment; Coming of Age in Sister Bay, LLC; 10615 & 10619 Sister Bluff Drive
  - b) Development Agreement Amendment; Lunaview; 2399 Maple Drive
  - c) Zoning Code Interpretation; Temporary Banner Display Request; Ben Ehlers; Chop; 2345 Mill Rd
  - d) Site Plan Review; Lure; 10627 N Bay Shore Drive
  - e) Courtesy Review; Friends of the Ice Rink; Ice Rink Reconstruction; 2155 Autumn Ct
  - f) Courtesy Review; Adam and Bridgid White; Sister Bay General Store; 10674 North Bay Shore Drive
6. Permit Activity Log
7. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee
  - a. Zoning Code Review
8. Next Meeting
  - Regular Monthly Meeting; June 23, 2026, at 5:30 P.M.; Large Meeting Room, Sister Bay-Liberty Grove Fire Station
9. Adjournment

### Public Notice

For questions regarding the above agenda items or to review the related files contact Benjamin Andrews, Village Administrator, at [administrator@sisterbaywi.gov](mailto:administrator@sisterbaywi.gov). To submit letters in support or opposition of an agenda item that is *not* part of a public hearing, email [adminassist@sisterbaywi.gov](mailto:adminassist@sisterbaywi.gov) by 4:00 pm the day before the meeting; letters regarding a public hearing must be received by 4:00 pm the Thursday before the hearing. It is possible that members of, or quorum of, other governmental bodies may attend the meeting to gather information; no action will be taken by any governmental body other than the body specifically referred to above. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid or accommodation at no cost to the individual. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Village Administration Office at 920.854.4118 or in writing to: Village Administration Building, 2383 Maple Dr., PO Box 769, Sister Bay, WI 54234. Copies of reports and other supporting documentation are typically available online and can also be viewed at the Village Administration Office 8 am – 4 pm Monday through Thursday, except holidays.

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

**VILLAGE OF SISTER BAY  
SPECIAL PLAN COMMISSION MEETING MINUTES  
THURSDAY, MAY 14, 2026  
UNAPPROVED**

**1. Call to Order & Roll Call**

Chair Nate Bell called the Special Plan Commission meeting to order on Thursday, MAY 14, 2026, at 4:00 P.M., and roll call was taken.

**Present: Commission members:** Chair Nate Bell, Laurel Harff, Skip Heidler, Brigid White. Jerry Ahrens was excused.

**Staff Member(s):** Village Administrator Benjamin Andrews, Administrative Assistant Sarah Bertges, and Dave Lienau Marina Manager.

**Others:** Kurt Harff, Allen Gokey, Garritt Bader, Paula Hedeem, Pam Heyrman, John Heyrman, Dan Mortier, Katelyn Jerard VIA ZOOM: Dr. Jennifer Hall, Lori Pollatz, Mary W, Jake Gazlay, Chris Schmeltz.

**2. Approve the Agenda**

Motion to approve the agenda was made by Bell and second by Heidler. Motion carried -all ayes.

**3. Approve Meeting Minutes**

**a) March 31, 2026; Regular Meeting**

**b) April 20, 2026; Special Meeting**

Both sets of meeting minutes were presented together. No corrections were identified.

*Motion to approve the minutes for both the March 31, 2026 Regular Meeting and the April 20, 2026 Special Meeting was made by Heidler and second by Harff. Motion carried -all ayes.*

**4. Comments, Correspondence, and Concerns from the Public**

-Bell noted that a letter from a prior period had been included in the meeting packet and had been resubmitted. Andrews confirmed that he and Bell had subsequently met with the relevant parties approximately two weeks prior. White inquired whether the matter would appear on a future agenda, and Bell confirmed it would be addressed at an upcoming regular meeting.

-Paula Hedeem, a property owner, addressed the Commission regarding her concerns about the rezoning of her property. Ms. Hedeem stated that she had submitted an email to both Bell and Andrews seeking information about why her property was rezoned and what the applicable dimensional standards were for the commercial and R-2 residential districts, as she had a prospective buyer for the property. She indicated that she had not received a response to her inquiry and expressed frustration about a perceived lack of communication. She further noted that she had missed the meeting at which the rezoning was finalized due to a notification error, and that she was subsequently informed she had missed a 30-day appeal window.

Bell acknowledged Ms. Hedeem's concerns, apologized for any perceived lack of communication, and confirmed that a meeting had been attempted to be scheduled. He reiterated that the public comment period is not a question-and-answer session, but that her concerns were heard and a response would be forthcoming.

1 **5. Discussion/Action Items**

2  
3 **a) Courtesy Review; Marina Building; 10733 Bay Shore Drive**

4  
5 Andrews introduced the item, noting that the design for the new marina building at 10733 N Bay Shore  
6 Drive is substantially complete. The Marina Manager, Dave Lienau, and White were present to receive  
7 feedback from the Commission. The purpose of the courtesy review was to assess consistency with  
8 the zoning code and the village's architectural guidelines. No significant site plan issues related to  
9 setbacks or green space were identified. White noted that the specific materials called out in the plans  
10 were placeholders, and that final material selections would be confirmed by the marina committee  
11 prior to permit application.

12 Discussion touched on several topics. Bell raised the matter of solar panels, stating his strong  
13 preference that the village investigate the financial payback of a solar installation given the building's  
14 favorable sun exposure and the marina's peak energy usage in summer months. Heidler acknowledged  
15 the merit of researching it but noted that aesthetics would need to be factored in, as panels would be  
16 most visible on the public-facing side of the building. Lienau confirmed that the architecture firm's  
17 green energy specialist had been contacted and would provide an updated analysis.

18 Heidler also suggested exploring dark-sky compliant lighting where feasible, and raised a question  
19 about the existing storage shed to the rear of the building. Lienau explained that the shed is used for  
20 storing petroleum products, grills, and other outdoor equipment unsuitable for interior storage, and  
21 that it sits on DNR-permitted property. The Commission discussed adding vegetative screening around  
22 the shed to reduce its visual impact once surrounding trees are removed during construction. Lienau  
23 confirmed that civil engineering work, including pavement layout and bollard placement, remains to  
24 be completed.

25 The Commission also briefly discussed the construction timeline relative to the village's development  
26 agreement restrictions on exterior work. White and Bell noted that the restrictions are embedded in  
27 the standard development agreement rather than in ordinance, and that the Commission would be  
28 receptive to a request for flexibility if it were accompanied by a clear timeline justification. No formal  
29 action was taken; the item was a courtesy review for Commission feedback.

30  
31 **b) Site Plan Review; Coming of Age in Sister Bay, LLC; 10615 & 10619 Sister Bluff Drive**

32 Andrews introduced the site plan review for the second building of a previously approved multi-  
33 building development. He noted that the proposal is largely consistent with the original 2024 approval,  
34 with two modifications: the addition of a sunroom on the rear of the building, and a request for two  
35 driveways in lieu of the single driveway approved under the original site plan. Village code permits a  
36 second driveway with Plan Commission approval.

37 Applicant Garritt Bader explained that the original single-driveway configuration would require  
38 clearing nearly all trees between the garages and Sister Bluff Drive to accommodate the stormwater  
39 retention pond layout. By reconfiguring the stormwater pond and introducing two narrower individual  
40 driveways—one per building—the significant majority of the existing trees along the street frontage  
41 could be preserved, and total impervious surface would be reduced.

42 The Commission discussed the appropriate width for each driveway. Bell proposed 18 feet as a  
43 reasonable width, noting it would accommodate two passing vehicles at low speed. The applicant and  
44 Harff expressed agreement. Harff noted that the two-driveway layout made logical sense given the  
45 building configuration and the green space proposed between the structures. The Commission also  
46 discussed the need for propane tank screening and confirmed that replanting of trees along the street  
47 frontage—including in the area disturbed by the current construction access—would be required and  
48 should be confirmed in the development agreement.

49 Andrews clarified that a draft development agreement had been prepared and would return to the  
50 Commission at the next regular meeting for formal action. The Commission requested that building  
51 height be confirmed and included in the materials at that time. The Commission indicated general  
52 support for the sunroom addition, noting that impervious surface limits were not exceeded.

1 No formal motion was made at this meeting; the item will return with the development agreement  
2 for recommendation to the Village Board.

3  
4 **c) Standard Zoning Application; Chop Restaurant; 2345 Mill Rd**

5 Andrews presented this item as a follow-up to a prior meeting at which the Commission had directed  
6 Chop Restaurant to provide screening for its mechanical accessory structure in the form of an 8-foot  
7 wood fence with materials consistent with the building's siding. The applicant resubmitted plans  
8 reflecting an 8-foot cedar fence consistent with that direction.

9 Heidler commended the applicant for responding to the Commission's feedback. Discussion confirmed  
10 that the fence should be painted to match the red siding of the building, with white trim consistent  
11 with the building's exterior trim, rather than the black trim depicted in the submitted rendering. White  
12 concurred, noting that the color should simply match the building.

13 *Motion to approve the standard zoning permit application for Chop Restaurant, with the condition*  
14 *that the fence color and trim match the building's existing exterior siding and trim colors, was made*  
15 *by Heidler and second by Harff. Motion carried -all ayes.*

16  
17 **d) Revised Site Plan/Plat Submission; Luna View Development; 2399 Maple Drive**

18 Andrews summarized the proposed revisions to the previously approved site plan for Luna View  
19 Development, originally approved by the Plan Commission on October 25, 2022. The modifications  
20 consist of two components: reassigning the rooftop deck area of Unit 301 from common space to  
21 private ownership under that unit, and minor adjustments to the guest parking layout.

22 Applicant Allen Gokey explained that the rooftop deck change is driven by insurance liability  
23 considerations. As common space, the association's insurance costs increased substantially; assigning  
24 the deck to Unit 301—which Gokey will own—transfers the liability to him personally, reducing costs  
25 for the association. He confirmed that the physical footprint and square footage of the deck are  
26 unchanged.

27 Andrews noted that correspondence had been received from a neighboring property owner raising  
28 questions about the rooftop area and certain discrepancies in what had been depicted in renderings  
29 versus what was approved. He acknowledged the development agreement language had been  
30 ambiguous on this point, and suggested the amendment could provide an opportunity to clarify.

31 Discussion also arose regarding the visual impact of the building's white rubber roof, which several  
32 Commission members and neighboring residents had noted as visually prominent. Gokey  
33 acknowledged the concern and indicated that enclosing the mechanical area—adding doors and wood  
34 trim consistent with the rest of the building—was feasible. The Commission indicated its preference  
35 that the rooftop area be modified to reduce the visual impact of the white roof and better integrate  
36 with the building's earth-tone palette, and that this condition be reflected in the amended  
37 development agreement.

38 *Motion to recommend approval to the Village Board of the revised site plan for Luna View*  
39 *Development, including the Unit 301 rooftop designation change, the revised guest parking layout,*  
40 *and a condition requiring mitigation of the rooftop color/visual impact to be reflected in the amended*  
41 *development agreement, was made by Bell and second by Harff. Motion carried -all ayes .*

42  
43 **e) Setback Review in P-1 Zoning District; Peninsula Kayak Company; Accessory Structure**

44 Andrews introduced the item, which had been referred from the Parks, Property, and Streets  
45 Committee. The Committee sought Plan Commission input on the placement of a small accessory  
46 storage shed for a park vendor providing e-bike services at Waterfront Park. Two potential locations  
47 had been identified—one marked in red and one in yellow on the provided map. The P-1 zoning district  
48 requires 50-foot front and rear setbacks, with side setbacks to be determined by the Plan Commission.  
49 Heidler raised a question about whether the side setback might be further constrained by the more  
50 restrictive abutting R-2 planned unit development district under the applicable code provisions.  
51 Andrews indicated this would require review of the original PUD file, which predates current records.  
52 Bell suggested this level of analysis may not be necessary given the modest nature of the structure—

1 approximately 5 feet wide by 5 feet tall by 6 feet deep, of wood construction on a non-permanent  
2 base.

3 The Commission generally agreed that the yellow location was preferable to the red location from a  
4 neighbor impact standpoint, and noted that the vendor had expressed willingness to place the shed  
5 wherever was acceptable to both the village and adjacent property owners. The Commission directed  
6 that the vendor coordinate directly with the adjacent condominium association (Sister Bay Yacht Club)  
7 to identify a mutually agreeable location, and that Andrews be authorized to approve the final  
8 placement once that consensus is reached, without requiring the matter to return to the full  
9 Commission.

10 *No formal motion was required, as this was a courtesy referral from the Parks Committee. The*  
11 *Commission noted its direction by consensus.*

12  
13 **f) Standard Zoning Permit; Door County Housing Partnership, Inc.; 2407 Ava Hope Trail**

14 Andrews presented a zoning permit application from Tim Halbrook on behalf of Door County Housing  
15 Partnership, Inc. for a single-family residential development in an R-2 district. All compliance standards  
16 were met. However, the R-2 district requires one tree to be planted for every 40 feet of street  
17 frontage, with the tree species subject to Plan Commission approval.

18 Discussion centered on appropriate species selection for the location. Heidler, drawing on his  
19 familiarity with local conditions, advised against monocultures and noted that visually prominent  
20 conifers would be inappropriate near corner sight lines. He recommended species from the birch and  
21 maple families, noting that ornamental varieties tend to remain at a more manageable size than native  
22 hardwoods such as oak or sugar maple, and are better suited to roadside conditions including salt and  
23 pollution exposure.

24 *The Commission agreed to direct the applicant toward species from the birch and maple families, with*  
25 *no conifers to be planted in corner-adjacent locations. Andrews confirmed this direction was sufficient*  
26 *to issue the permit with the appropriate condition.*

27  
28 **g) Discussion on Zoning Code Revisions and Related Items**

29 Bell initiated a broader discussion on the state of the village's zoning code, characterizing it as  
30 organically grown over many years and difficult to read and interpret. He noted that the code does  
31 not always align with the village's current vision for land use. White agreed, noting that relevant  
32 regulations for a given district are often scattered across multiple sections of the code in ways that  
33 are not intuitive to the reader. Harff similarly noted difficulty locating specific provisions.

34 Bell expressed a preference for engaging an outside consultant rather than conducting a purely in-  
35 house review, citing both the volume of work involved and the recommendation of the village  
36 attorney, Randy Nesbitt, that an external resource is preferable for such an undertaking. Andrews  
37 noted that a previous contact, Jeff Sanders, had indicated he was not currently accepting new clients  
38 for strategic planning work, though he may be available in a later timeframe or in a different capacity.  
39 The Commission agreed that other sole proprietors or planning firms offering similar services should  
40 be considered.

41 Heidler suggested that as a first step, the Commission conduct a section-by-section review to identify  
42 the scale and nature of changes needed before engaging a consultant. Bell acknowledged this  
43 approach but indicated the Commission had gone through that process previously without achieving  
44 the desired results, and reiterated his preference for outside expertise. The Commission agreed to  
45 pursue both tracks—gathering a preliminary list of desired changes from each member while  
46 simultaneously exploring consultant options.

47 Specific areas identified for near-term review included: permitted uses across zoning districts (which  
48 were noted as having been developed ad hoc around specific businesses over time), accessory  
49 dwelling units (ADUs) with provisions to prevent their conversion to short-term rentals, parking  
50 standards in the B-3 district, and the sign permit process. Bell noted that text amendments could be  
51 bundled into a single public hearing to maximize efficiency.

1 Andrews also raised the matter of standardizing the format of zoning permit applications to improve  
2 the Commission's ability to verify calculations—including square footage, green space, and lot  
3 dimensions—before materials are presented for review. The Commission directed that a more  
4 consistent calculation format be developed and included in future permit submissions.

5  
6 **6. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee**

7 The Commission identified the following items for future agendas:

- 8 ● The Savard/auto repair use matter will be incorporated into the broader zoning code revision  
9 process, with a target timeline of fall 2026.  
10 ● A monthly permit log will be distributed to Plan Commissioners by staff; a standing discussion item  
11 will be placed on future agendas for any permit-related questions or concerns.  
12 ● The development agreement for Coming of Age in Sister Bay, LLC (Item 5b) will return at the May  
13 26, 2026 regular meeting.

14  
15 **7. Next Meeting**

16 The next regular monthly meeting is scheduled for Tuesday, May 26, 2026, at 5:30 P.M., in the Large  
17 Meeting Room, Sister Bay-Liberty Grove Fire Station.

18  
19 **8. Adjournment**

20 Motion to adjourn was made by Bell and second by Harff. The motion carried -all ayes.

21 The meeting was adjourned.

22 *Motion to adjourn at 5:40 PM.*

23 *Motion by Heidler second by Harff. Motion carried -all ayes.*

24  
25  
26 Respectfully submitted by Sarah Bertges, Administrative Assistant



## STAFF REPORT

Date: May 26, 2026

**To:** Plan Commission

**Re:** Development Agreement Amendment; Coming of Age in Sister Bay, LLC;  
10615 & 10619 Sister Bluff Drive

**Author(s):** Benjamin Andrews, Village Administrator

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

### **BACKGROUND INFORMATION**

The Village has received an updated Site Plan Review request from Coming of Age in Sister Bay, LLC for the second duplex building within a previously approved multi-building development on parcel 181-00-05312833NI. The first building was reviewed and approved by the Plan Commission in 2024.

The applicant has also submitted a proposed amendment to the existing Development Agreement. The updated request and related documents were reviewed informally by the Plan Commission at its May 14, 2026, special meeting.

### **DEVELOPMENT AGREEMENT AMENDMENT**

The Development Agreement was originally approved on November 22, 2023, and amended on October 15, 2024. The proposed amendment (Amendment 2) would:

1. Extend the completion deadline for the second duplex building to June 16, 2028.
2. Revise the site plan to allow two 18-foot driveways, consistent with the driveway plan reviewed at the May 14, 2026, meeting.
3. Include the sunroom additions.

All other terms of the existing Development Agreement remain unchanged. Further, it is clarified that the requirements that the propane tank(s) are to be screened from public view and the existing landscaping along the frontage have been included in the November 22, 2023, Development Agreement.

Here are the locations of the existing executed development agreements:

- [Fully Executed Development Agreement \(1\).pdf](#)
- [Fully Executed Development Agreement \(2\).pdf](#)

Lastly, the building height is proposed as 25'-1".

**ATTACHMENT(S)**

1. Proposed Development Agreement
  - a. Site Plan
  - b. Building Plans & Elevations.
  - c.

**STAFF RECOMMENDATION**

Staff recommends that the Plan Commission recommend approval of Amendment 2 to the Development Agreement to the Village Board.



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**THE DEVELOPER**  
**d/b/a COMING OF AGE IN SISTER BAY, LLC**

\_\_\_\_\_  
Garritt R. Bader, Registered Agent

**STATE OF WISCONSIN            )**  
**) ss:**  
**COUNTY OF DOOR                )**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named GARRITT R. BADER, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of COMING OF AGE IN SISTER BAY, LLC.

\_\_\_\_\_  
Notary Public, State of WI  
My commission expires: \_\_\_\_\_

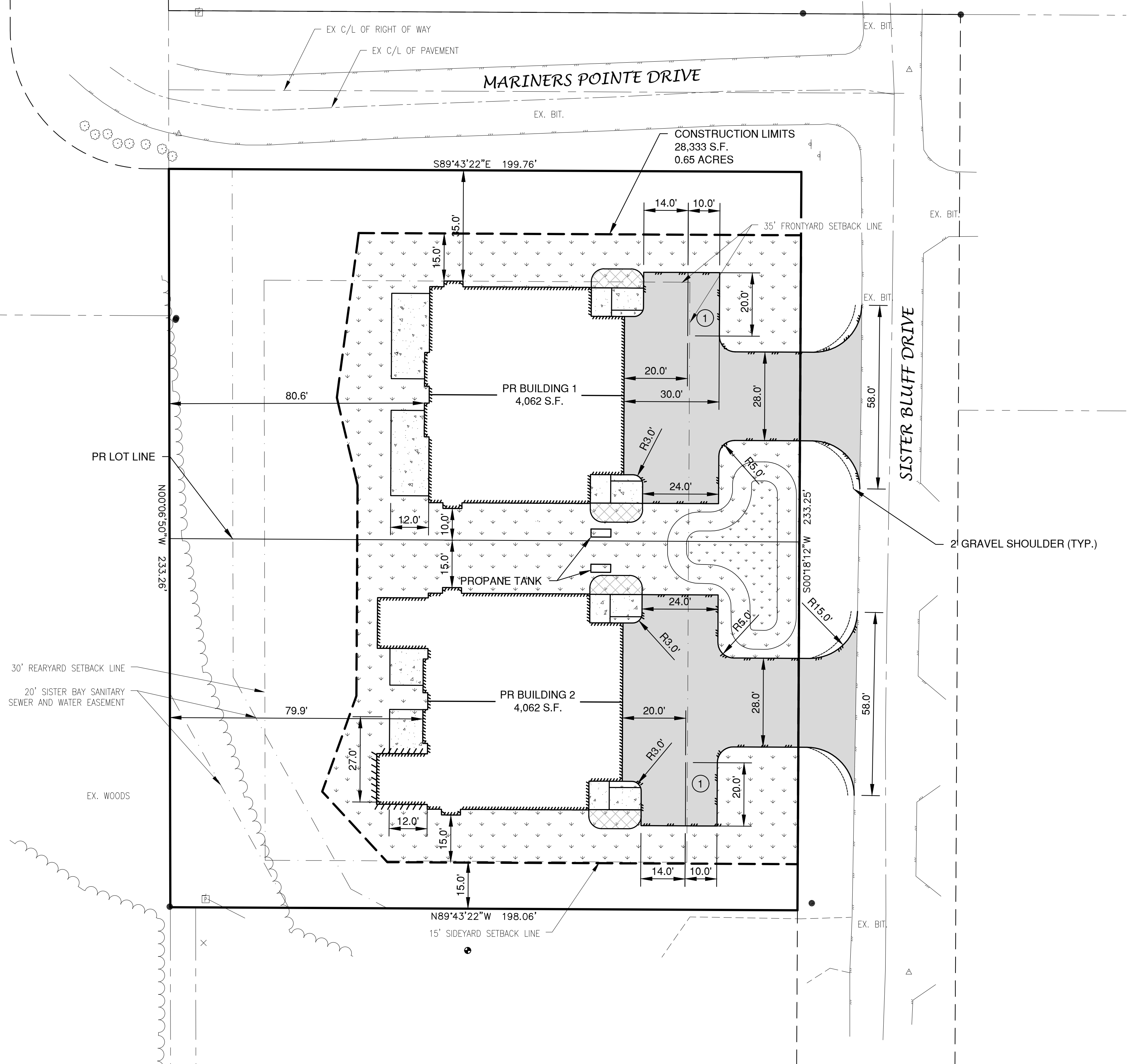
**VILLAGE OF SISTER BAY**

\_\_\_\_\_  
Nate Bell  
Village President

**STATE OF WISCONSIN            )**  
**) ss:**  
**COUNTY OF DOOR                )**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named NATE BELL, Village President, of the above-named municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be the Village President of said municipal corporation, who acknowledged the execution of the foregoing instrument as said officer as the deed of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the 16th day of June, 2026.

\_\_\_\_\_  
Notary Public, State of WI  
My commission expires: \_\_\_\_\_



- LEGEND**
- CONCRETE PAVEMENT
  - ASPHALT PAVEMENT (5,951 SF)
  - LANDSCAPE AREA
  - GREEN SPACE
  - INDICATES NUMBER OF PARKING STALLS

\*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

**PARKING DATA**  
 8 COVERED STALLS  
 2 SURFACE STALLS  
 10 TOTAL STALLS

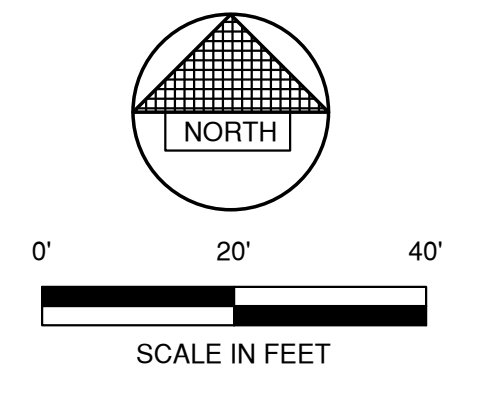
**SITE DATA**  
 TOTAL AREA = 1.06 ACRES, 46,373 S.F.  
 BUILDING AREA = 0.19 ACRES, 8,124 S.F. (17.5%)  
 SIDEWALK/PARKING LOT AREA = 0.16 ACRES, 7,172 S.F. (15.5%)  
 GREEN SPACE = 0.71 ACRES, 31,077 S.F. (67.0%)

**ZONING**  
 R-2 MULTIPLE-FAMILY RESIDENCE DISTRICT

**PARCEL NO.**  
 1810005312833N1

**BUILDING SETBACKS**  
 FRONT YARD = 60' FROM CENTERLINE OF RIGHT OF WAY  
 SIDE YARD = 10' ON ONE SIDE, 25' TOTAL  
 REAR YARD = 30'

File: P:\3\2023\5642\2023\443\564202300\_SPLIT\_DRIVE.dwg  
 Plot Date: Nov 21, 2023 8:58:00am  
 LAYOUT: SITE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	3-14-2023	JGS	GRADING PLAN EDITS					CHECKED
2	07/2023	JGS	REVISED BUILDING PLAN					DESIGNED
3	11/10/2023	JGS	4 UNIT SHARED DRIVE					JGS

COMING OF AGE IN SISTER BAY, LLC  
 SISTER BLUFF DRIVE  
 VILLAGE OF SISTER BAY  
 DOOR COUNTY, WISCONSIN

SITE PLAN

DATE	08/2023
FILE	56420230_SPLIT_DRIVES
JOB NO.	5642023

**Robert E. Lee & Associates, Inc.**  
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO. **2**



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

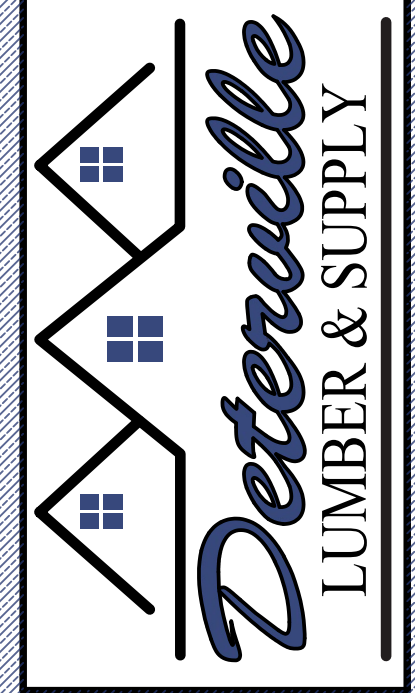


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT: SISTER BAY CONDOS

ADDRESS: --

CONTRACTOR: CLASSIC CONSTRUCTION



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ALL CODE ISSUES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

**DRAWN BY:**  
KELLY S.

**DATE:**  
6-18-2024

**SCALE:**  
3/8"=1'-0"

**HOUSE SQ.FT.:**

**GARAGE SQ.FT.:**

**REVISIONS:**

PRELIM.	6-18-2024
REV. 1	09-09-2025

**FOR BID**  
X

**FOR CONSTRUCTION**

THESE PLANS ARE PROTECTED BY COPYRIGHT LAW AND ARE THE PROPERTY OF DETERVILLE LUMBER & SUPPLY, LLC. ANY USE OF THESE PLANS WITHOUT WRITTEN CONSENT IS PROHIBITED.

**ELEVATION**

**SHEET:**

**A1**



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



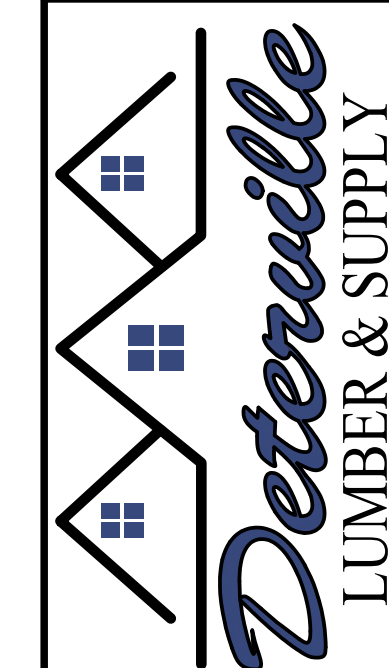
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT: SISTER BAY CONDOS

ADDRESS: --

CONTRACTOR: CLASSIC CONSTRUCTION



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ALL CODE ISSUES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWN BY:

KELLY S.

DATE:

6-18-2024

SCALE:

3/8"=1'-0"

HOUSE SQ.FT.:

GARAGE SQ.FT.:

REVISIONS:

PRELIM.	6-18-2024
REV. 1	09-09-2025

FOR BID

X

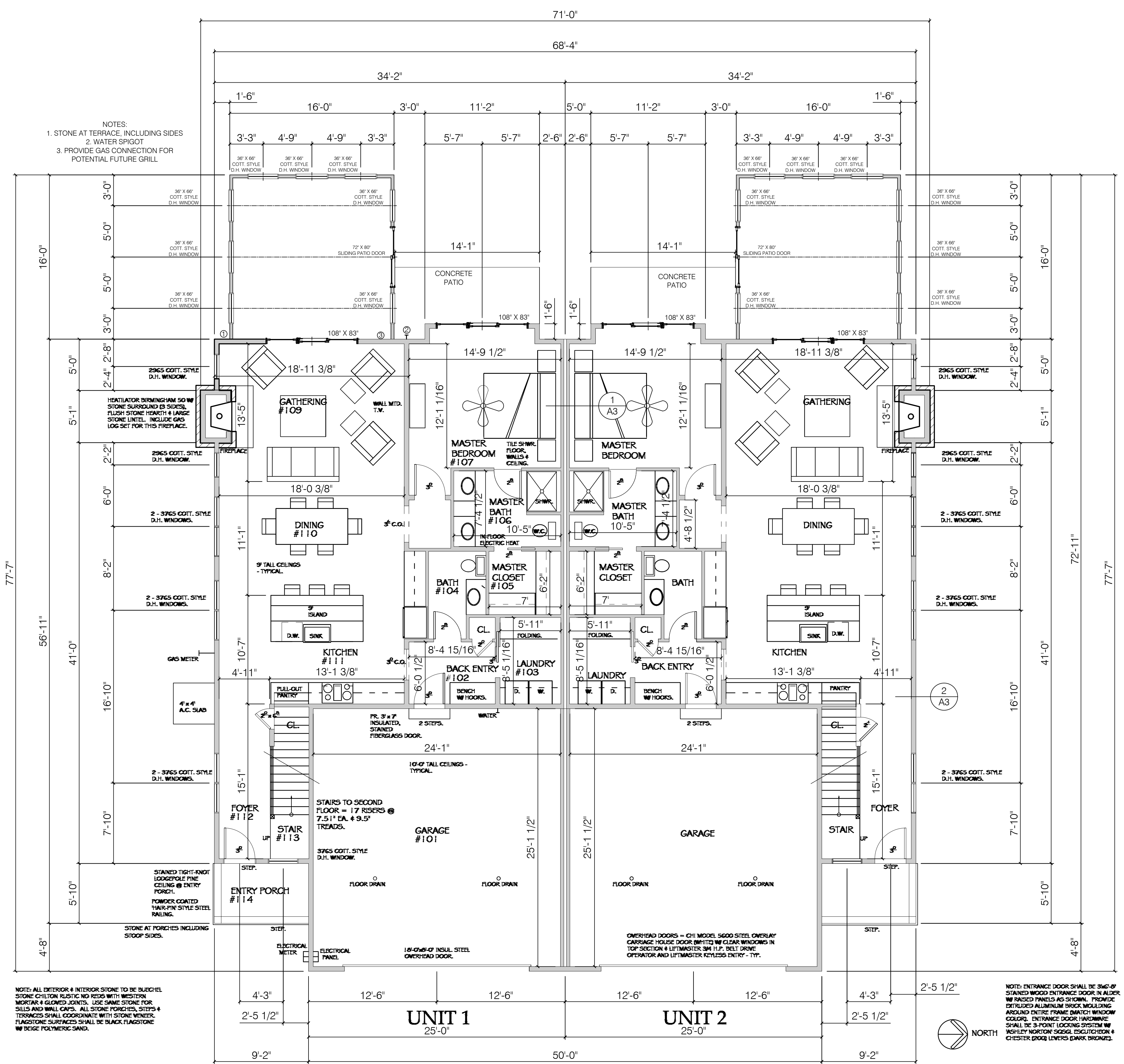
FOR CONSTRUCTION

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ELEVATION

SHEET:

A1-1



NOTES:  
 1. STONE AT TERRACE, INCLUDING SIDES  
 2. WATER SPIGOT  
 3. PROVIDE GAS CONNECTION FOR POTENTIAL FUTURE GRILL

NOTES: ALL EXTERIOR & INTERIOR STONE TO BE BIRCHSEL STONE; CHILTON RUSTIC NO REDS WITH WESTERN MORTAR & GLENCOE JOINTS. USE SAME STONE FOR SILLS AND WALL CAPS. ALL STONE PORTALS, STOPS & TERRACES SHALL COORDINATE WITH STONE VENEER. FUNCTIONAL SURFACES SHALL BE BLACK FLANGSTONE W/ BEIGE POLYMERIC SAND.

NOTE: ENTRANCE DOOR SHALL BE 3/4" OF STAINED WOOD ENTRANCE DOOR IN ALDER W/ RAISED PANELS AND SHOWN. PROVIDE EXTRUDED ALUMINUM BRICK MOLDING AROUND ENTIRE FRAME (MATCH WINDOW COLOR). ENTRANCE DOOR HANDLING SHALL BE 3-POINT LOCKING SYSTEM W/ HOSLEY NORTON SERIES. ESCUTCHEON & CHESTER BRASS LEVERS (BLACK BRONZE).

**BUILDING INFORMATION**

PER SIDE:  
 1ST FLOOR SQ.FT. : 1387  
 2ND FLOOR SQ.FT. : 1307  
 BONUS ROOM SQ.FT. : 329  
 GARAGE SQ.FT.: 636

1ST. FLR. WALL HEIGHT: 9' 1-1/8"  
 2ND FLR. WALL HEIGHT: 8'-1-1/8"

**IMPORTANT NOTES:**

ALL LARGE HEADERS, BEAMS, COLUMNS & WALL BRACING TO BE SPEC'D. BY OTHERS

ALL EXT. WALL DIMENSIONS TO OUTSIDE OF STUD FACE

ALL FINAL WINDOW AND DOOR R.O. PER CONTRACTOR

IT IS UNDERSTOOD THAT THE UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE PLANS

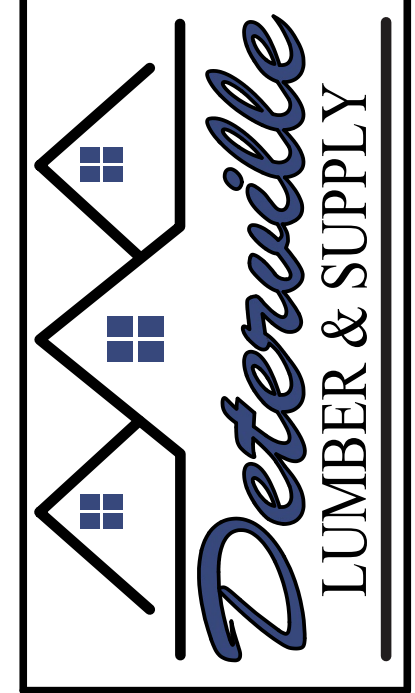
**FLOOR PLAN**

SCALE: 3/16" = 1'-0"

PROJECT: SISTER BAY CONDOS

ADDRESS: --

CONTRACTOR: CLASSIC CONSTRUCTION



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ALL CODE ISSUES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

**DRAWN BY:**  
 KELLY S.

**DATE:**  
 6-18-2024

**SCALE:**  
 3/16"=1'-0"

**HOUSE SQ.FT.:**

**GARAGE SQ.FT.:**

**REVISIONS:**

PRELIM.	6-18-2024
REV. 1	09-09-2025

**FOR BID**  
 X

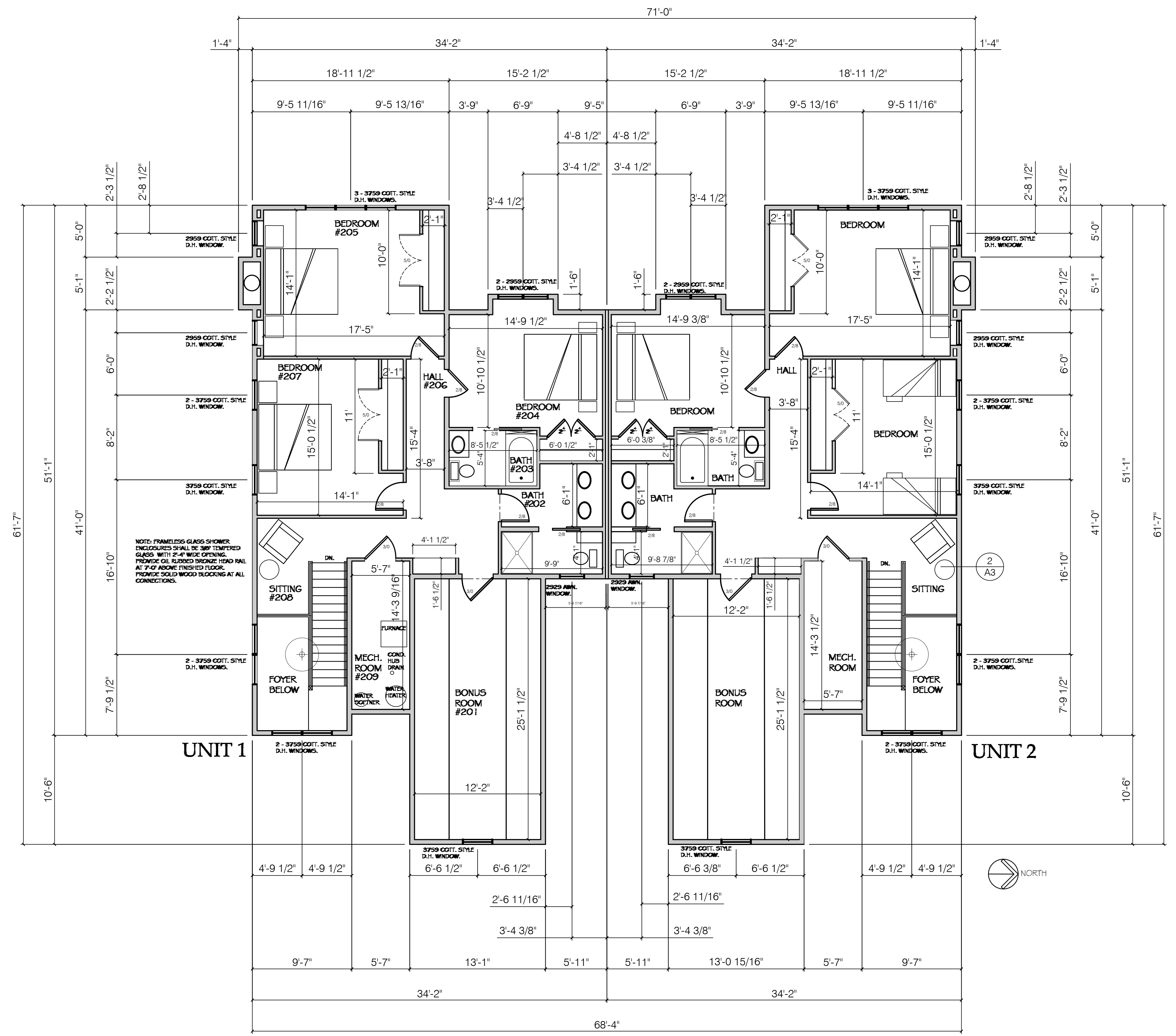
**FOR CONSTRUCTION**

THESE PLANS ARE PROTECTED BY COPYRIGHT LAW AND ARE THE PROPERTY OF DETERVILLE LUMBER & SUPPLY, LLC. ANY USE OF THESE PLANS WITHOUT WRITTEN CONSENT IS PROHIBITED.

**FLOOR PLAN**

**SHEET:**

**A2**



**BUILDING INFORMATION**

PER SIDE:  
 1ST FLOOR SQ.FT. : 1387  
 2 ND FLOOR SQFT. : 1307  
 BONUS ROOM SQFT. : 329  
 GARAGE SQ.FT.: 636

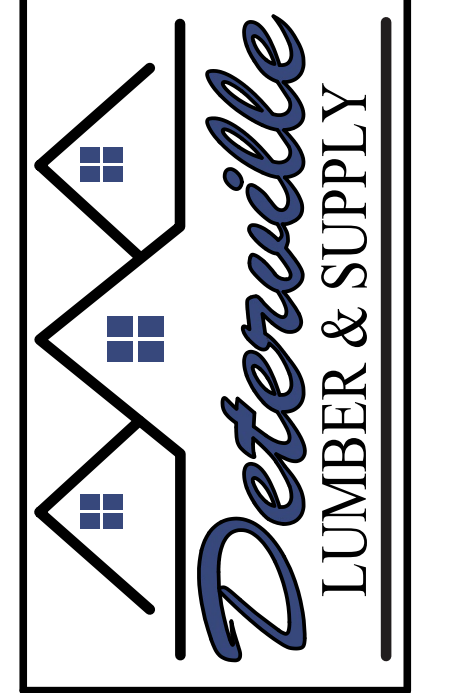
1ST. FLR. WALL HEIGHT: 9' 1-1/8"  
 2ND FLR. WALL HEIGHT: 8'-1-1/8"

**IMPORTANT NOTES:**

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- ALL FINAL WINDOW AND DOOR R.O. PER CONTRACTOR
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**2ND. FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

**PROJECT:** SISTER BAY CONDOS  
**ADDRESS:** --  
**CONTRACTOR:** CLASSIC CONSTRUCTION



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**DRAWN BY:**  
 KELLY S.

**DATE:**  
 6-18-2024

**SCALE:**  
 3/16"=1'-0"

**HOUSE SQ.FT.:**

**GARAGE SQ.FT.:**

**REVISIONS:**

PRELIM.	6-18-2024
REV. 1	09-09-2025

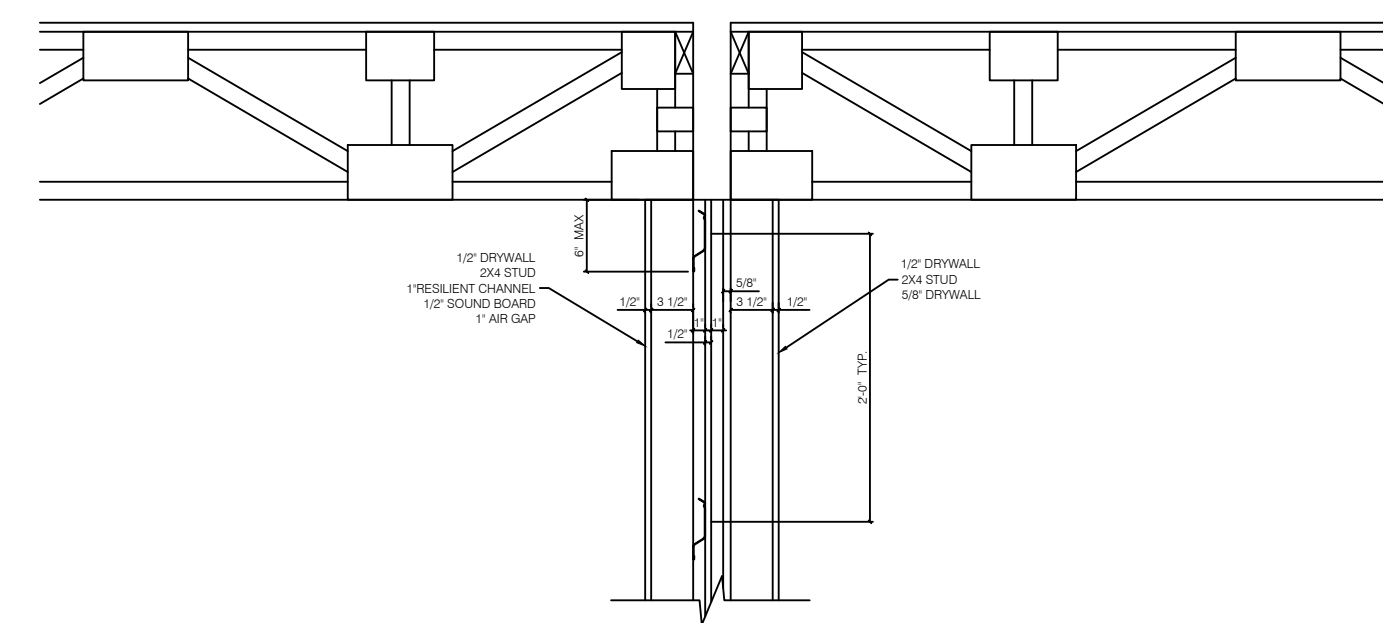
**FOR BID**  
 X

**FOR CONSTRUCTION**

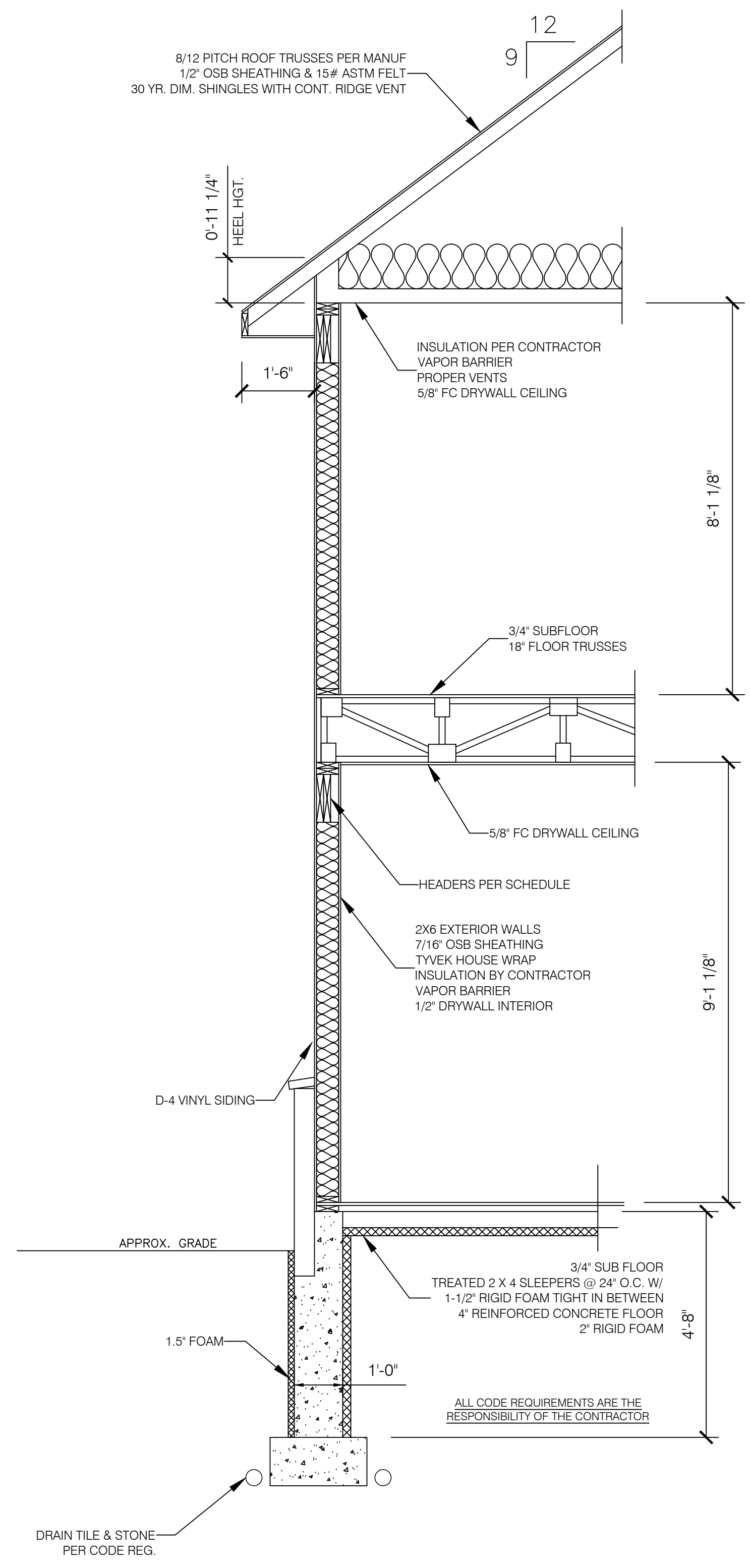
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**2ND FLOOR**

**SHEET:**  
**A2-1**

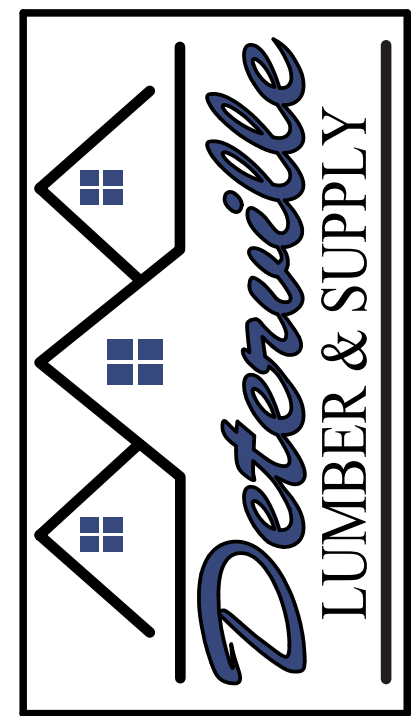


**DETAIL: 1/A3**  
SCALE: 1-1/2"=1'-0"



**DETAIL: 2/A3**  
SCALE: 1-1/2"=1'-0"

**PROJECT:** SISTER BAY CONDOS  
**ADDRESS:**  
**CONTRACTOR:** CLASSIC CONSTRUCTION



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KELLY S.

**DATE:**  
6-18-2024

**SCALE:**  
1-1/2"=1'-0"

**HOUSE SQ.FT.:**

**GARAGE SQ.FT.:**

**REVISIONS:**

PRELIM.	6-18-2024
REV. 1	09-09-2025

**FOR BID**  
X

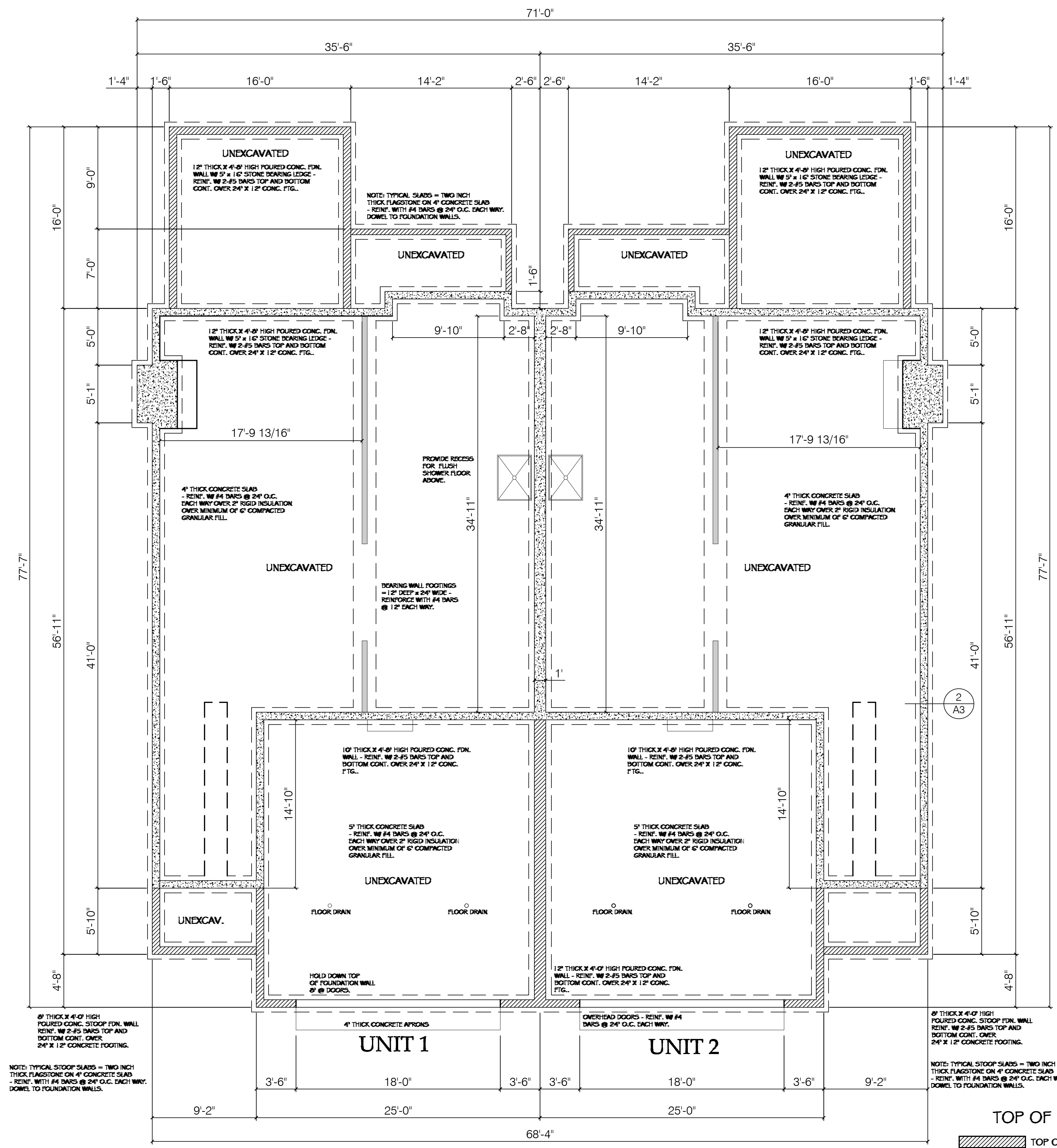
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**SECTIONS & DETAILS**

**SHEET:**

**A3**



**BUILDING INFORMATION**

PER SIDE:  
 1ST FLOOR SQ.FT. : 1387  
 2 ND FLOOR SQFT. : 1307  
 BONUS ROOM SQFT. : 329  
 GARAGE SQ.FT.: 636

1ST. FLR. WALL HEIGHT: 9' 1-1/8"  
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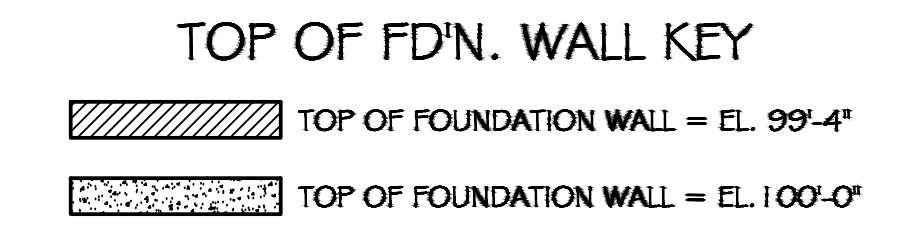
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**FOUNDATION PLAN**

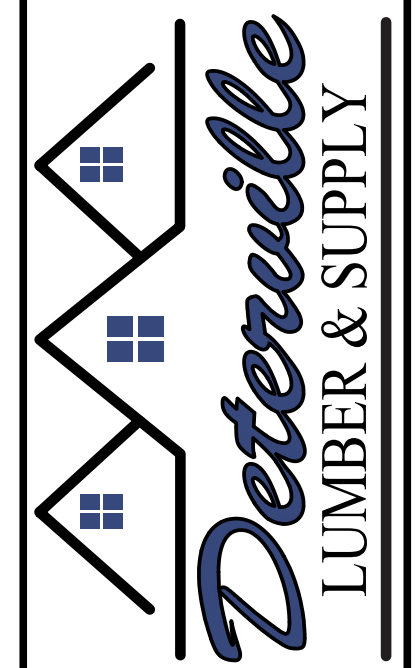
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PROJECT: SISTER BAY CONDOS

ADDRESS: --

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KELLY S.

**DATE:**  
6-18-2024

**SCALE:**  
3/16"=1'-0"

**HOUSE SQ.FT.:**

**GARAGE SQ.FT.:**

**REVISIONS:**

PRELIM.	6-18-2024
REV. 1	09-09-2025

FOR BID	X
FOR CONSTRUCTION	

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**FND. PLAN**

**SHEET:**

**S1**



## STAFF REPORT

Date: May 26, 2026

**To:** Plan Commission

**Re:** Revised Site Plan/Plat Submission; Luna View Development; 399 Maple Drive

**Author(s):** Benjamin Andrews, Village Administrator

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

### BACKGROUND INFORMATION

The Village has received a revised site plan and plat submission for the Luna View Development at 399 Maple Drive, proposing modifications to elements previously approved by the Plan Commission in October 2025 and incorporated into the Village's Development Agreement with Packerland Builders LLC.

The revisions include reassigning the rooftop deck associated with Unit 30 from a common element to a limited common element specific to that unit, as well as adjustments to the configuration and designation of guest parking spaces. Applicant Allen Gokey explained that the rooftop reassignment is driven by insurance liability considerations, noting that keeping the area as common space significantly increased the association's insurance costs, whereas assigning it to Unit 30 transfers liability to the individual owner and reduces shared expenses. He clarified that no change to the rooftop's physical footprint or square footage is proposed.

Staff also received correspondence from a neighboring property owner identifying discrepancies between earlier renderings and approved plans, particularly regarding rooftop features. Staff acknowledged that certain languages within the existing Development Agreement were ambiguous and that the amendment process provides an appropriate opportunity to clarify these elements.

### REVIEW

During its May 4, 2026 meeting, the Plan Commission reviewed the proposed revisions and discussed concerns raised by commissioners and neighboring residents about the visibility of the white rubber roof and rooftop mechanical equipment. The applicant indicated a willingness to mitigate the visual impacts by enclosing mechanical equipment and adding wood trim consistent with the building's earth-tone aesthetic. The Commission expressed support for these

improvements and directed that these visual mitigation measures be incorporated as explicit conditions within an amendment to the Development Agreement.

In accordance with the existing Development Agreement, any changes to the approved site plan, floor plans, or parking layout must be reviewed by the Plan Commission, and substantive changes require Village Board approval through a formal amendment.

The submitted revised condominium plat and related plans reflect the rooftop designation change and guest parking updates, but do not contain narrative amendment language, confirming that a separate written amendment remains necessary.

The amendment to the Development Agreement is available for the Plan Commission's review as part of this agenda item, and the Commission will be asked to recommend it to the Village Board for approval.

## **ATTACHMENTS**

1. Amendment to Development Agreement
2. Site Plan





# LUNA VIEW CONDOMINIUM FIRST ADDENDUM

~ A RESIDENTIAL CONDOMINIUM ~

ALL OF LUNA VIEW CONDOMINIUM, HANGER 346, DOCUMENT NUMBER 865182, BEING ALL OF LOT'S 4, 5 AND 6, BLOCK 5, VILLAGE OF SISTER BAY ASSESSOR'S PLAT NO. 1, HANGER A, PAGES 361 & 362, DOCUMENT NUMBER 451848, AND THAT PORTION OF VACATED MAPLE DRIVE, DOCUMENT NUMBER 449850, ADJOINING SAID LOTS 5 AND 6, AND ALSO THAT PORTION DESCRIBED IN DOCUMENT NUMBER 449852, DOOR COUNTY RECORDS, BEING PART OF GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 31 NORTH, RANGE 28 EAST, VILLAGE OF SISTER BAY, DOOR COUNTY, WISCONSIN

**Declarant: Packerland Builders LLC**

### CONDOMINIUM NOTES

1. All areas within the condominium and outside the units, except those areas designated as limited common elements (LCE) are common elements.
2. Balconies and patios (decks) are limited common elements.
3. Building plans provided by declarant do not represent as-built conditions.
4. Parking spaces may be allocated by declarant. Parking spaces are identified on this plat.

### LEGAL DESCRIPTION

#### Declared Area

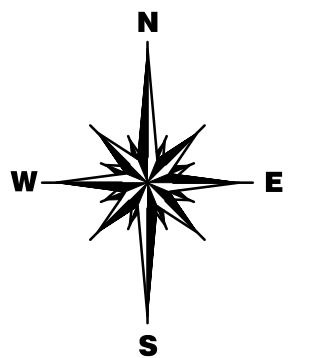
All of Luna View Condominium, Hanger 346, Document Number 865182, being all of Lot's 4, 5 and 6, Block 5, Village of Sister Bay Assessor's Plat No. 1, Hanger A, Pages 361 & 362, Document Number 451848, and that portion of vacated Maple Drive, Document Number 449850, adjoining said Lots 5 and 6, and also that portion described in Document Number 449852, Door County Records, being part of Government Lot 4, Section 5, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin more fully described as follows:

Commencing at the Southwest corner of said Section 5; thence S89°43'22"E, 1386.43 feet on the south line of the Southwest ¼ of said Section 5 to the southwesterly extension of the west line of said Lot 4; thence N16°34'03"E, 1142.09 feet on said southwesterly extension to the southwest corner of said Lot 4, the POINT OF BEGINNING; thence continuing N16°34'03"E, 150.16 feet on said west line; thence N13°14'23"W, 73.01 feet on said west line to the northwest corner thereof; thence N80°49'49"E, 181.38 feet on the north line of said Lot 4 and continuing on the north line of said Lot 5 to the northeast corner thereof; thence N85°41'00"E, 40.79 feet on the north line of lands described in Document Number 843952 to the northeast corner thereof also being the northeast corner of lands described in Document Number 449852; thence S15°39'22"E, 73.62 feet on the east line of said lands described in Document Number 843952; thence S23°37'13"E, 67.44 feet on said east line to the southeast corner of said lands; thence S70°31'40"W, 40.10 feet on the south line of said lands to the southeast corner of said Lot 6; thence S64°45'20"W, 123.48 feet on the south line of said Lot 6; thence S71°22'49"W, 151.14 feet on said south line and continuing on the south line of said Lot 4 to the Point of Beginning.

Said parcel contains 43,420 Square Feet (0.997 Acres) of land more or less.

Parcel subject to easements and restrictions of record.

**TOTAL UNITS**  
Total Units = 15 Units



SCALE: 1" = 30'  
0' 15' 30' 60'

Bearings are referenced to the Door County Coordinate System. The south line of the Southwest ¼ of Section 5 bears S89°43'22"E.

### LEGEND

- Existing 1" Iron Pipe
- ⊙ Existing 2" Iron Pipe
- ⊕ Government PLSS Monument
- ▨ Units 201 -206 & 301-306
- ▩ Units 101-103
- ▧ Unit 301 - Roof

### CERTIFICATE OF THE VILLAGE OF SISTER BAY

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Village of Sister Bay

Dated this \_\_\_ day of \_\_\_\_\_, 2026.

Heidi Teich, Village Clerk

### SURVEYOR'S CERTIFICATE:

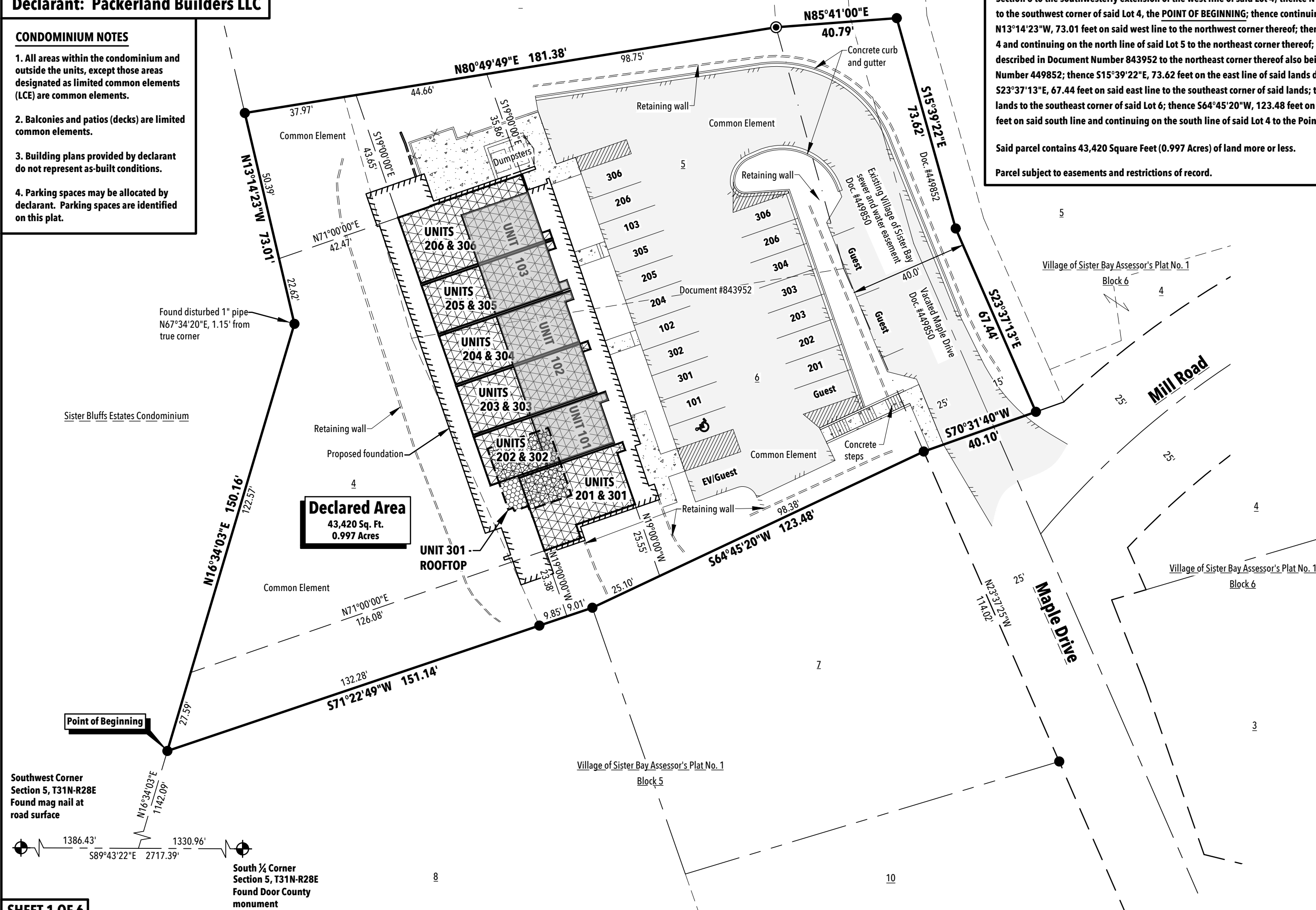
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that in accordance with State Statute 703 that I have surveyed the within described property and that the survey is an accurate representation of the exterior boundary and units thereof.

This condominium plat is a correct representation of the LUNA VIEW CONDOMINIUM FIRST ADDENDUM, a condominium hotels/motels development at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Dated this April 6, 2026.

Troy E. Hewitt, PLS #2831  
Professional Land Surveyor  
ROBERT E. LEE & ASSOCIATES, INC.

**REL Robert E. Lee & Associates, Inc.**  
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

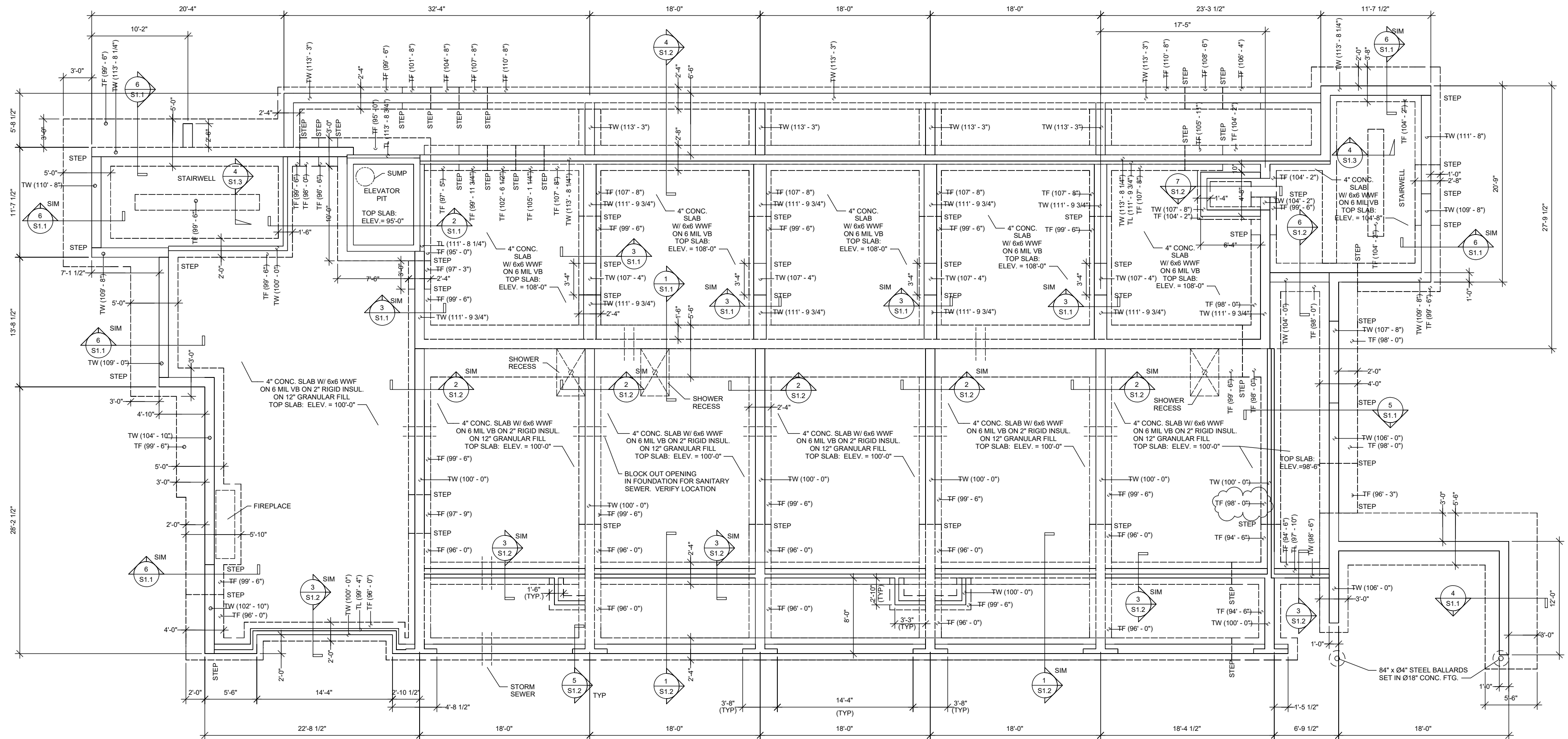


### LUNA VIEW CONDOMINIUM FIRST ADDENDUM

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Declarant: Packerland Builders LLC



## Foundation Plan

Not to Scale



SHEET 2 OF 6



1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

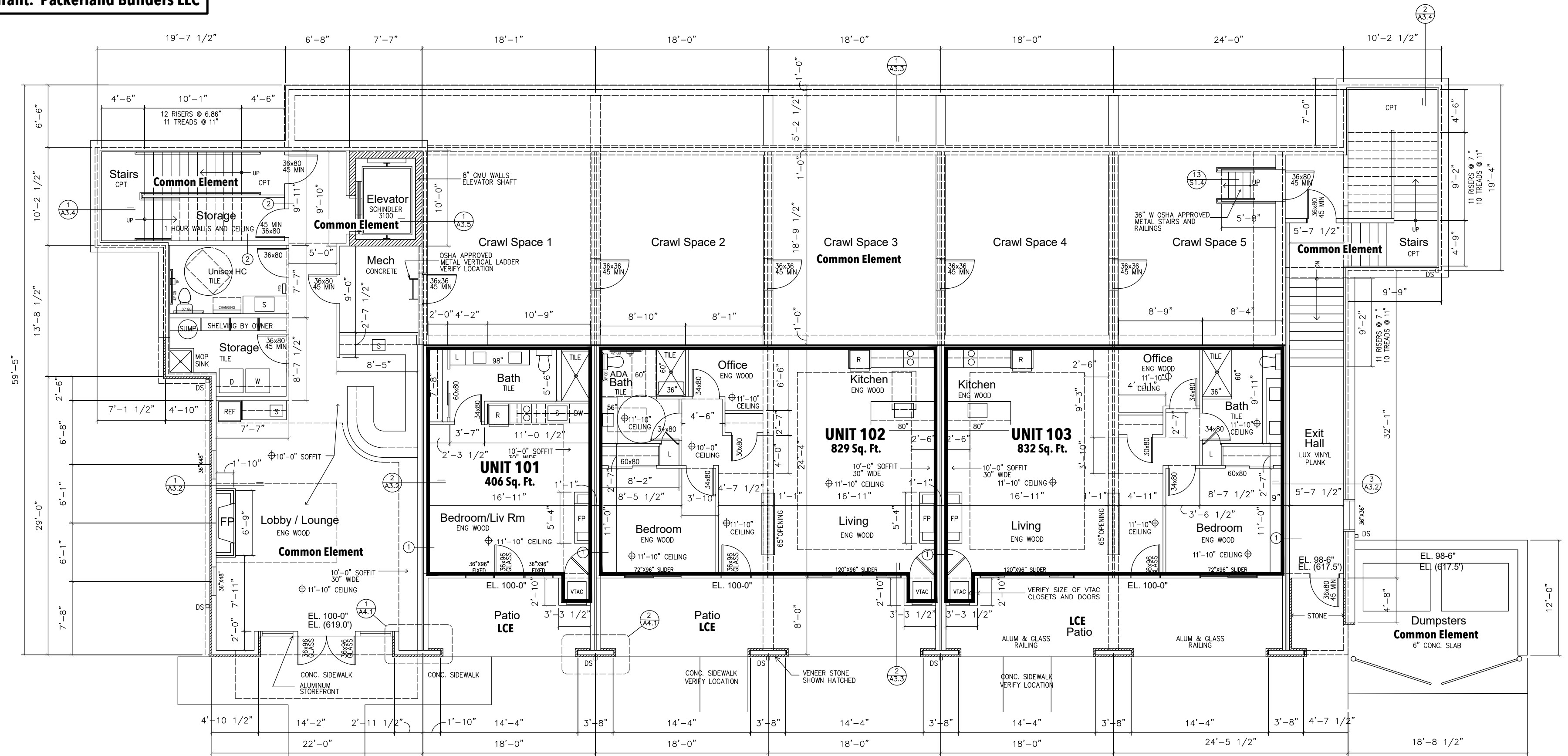
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**LUNA VIEW CONDOMINIUM FIRST ADDENDUM**

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**Declarant: Packerland Builders LLC**



**1st Floor Plan**  
Not to Scale

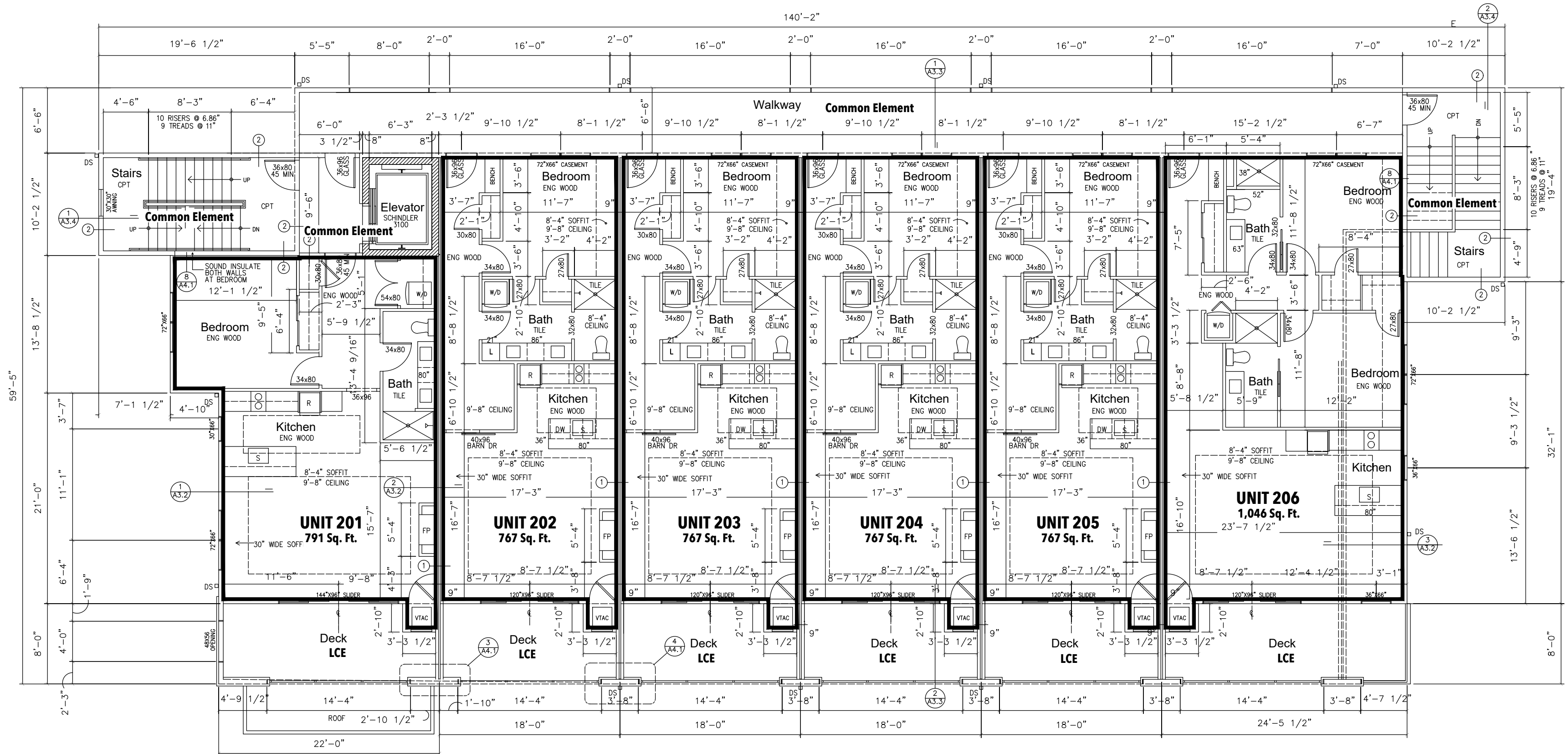
- ① ALL WALLS BETWEEN UNITS 1 HOUR RATED: UL-0341 DOUBLE, 2X6 STUD WALLS W/ 5/8" TYPE X PLASTER, BD ON EXTERIOR SIDE AND 1/2" EXTERIOR DRYWALL ON INSIDE FILL W/4" FG INSULATION
- ② ALL WALLS ENCLOSING STAIRS. 1 HOUR RATED: UL-305 2X6 STUD WALLS W/ 5/8" TYPE X PLASTER, BD ON INTERIOR SIDE AND 5/8" EXTERIOR DRYWALL ON EXTERIOR FILL W/6" FG INSULATION

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Declarant: Packerland Builders LLC



**1** 2nd Floor Plan  
 A1.2 Not to Scale

**1** ALL WALLS BETWEEN UNITS  
 1 HOUR RATED: UL-U341  
 DOUBLE 2x4 STUD WALLS  
 W/ 5/8" TYPE X PLASTER BD  
 ON EXTERIOR SIDE AND 1/2"  
 EXTERIOR DRYWALL ON INSIDE  
 FILL W/4" FG INSULATION

**2** ALL WALLS ENCLOSING STAIRS.  
 1 HOUR RATED: UL-305  
 2x6 STUD WALLS  
 W/ 5/8" TYPE X PLASTER BD  
 ON EXTERIOR SIDE AND 1/2"  
 EXTERIOR DRYWALL ON EXTERIOR  
 FILL W/6" FG INSULATION

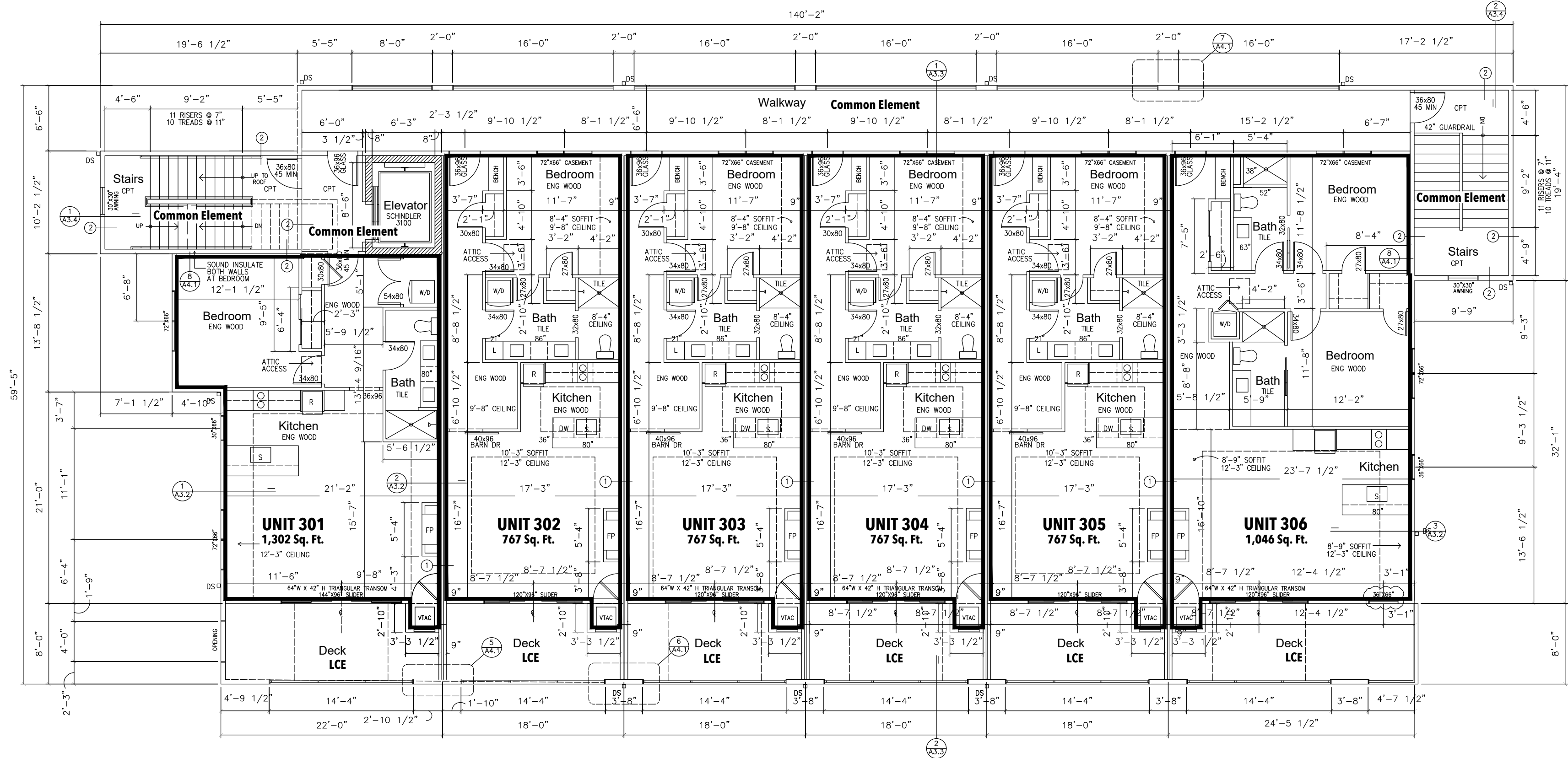
SEE SHEET A1.1 FOR  
 ADDITIONAL NOTES

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Declarant: Packerland Builders LLC



**1** 3rd Floor Plan  
 Not to Scale

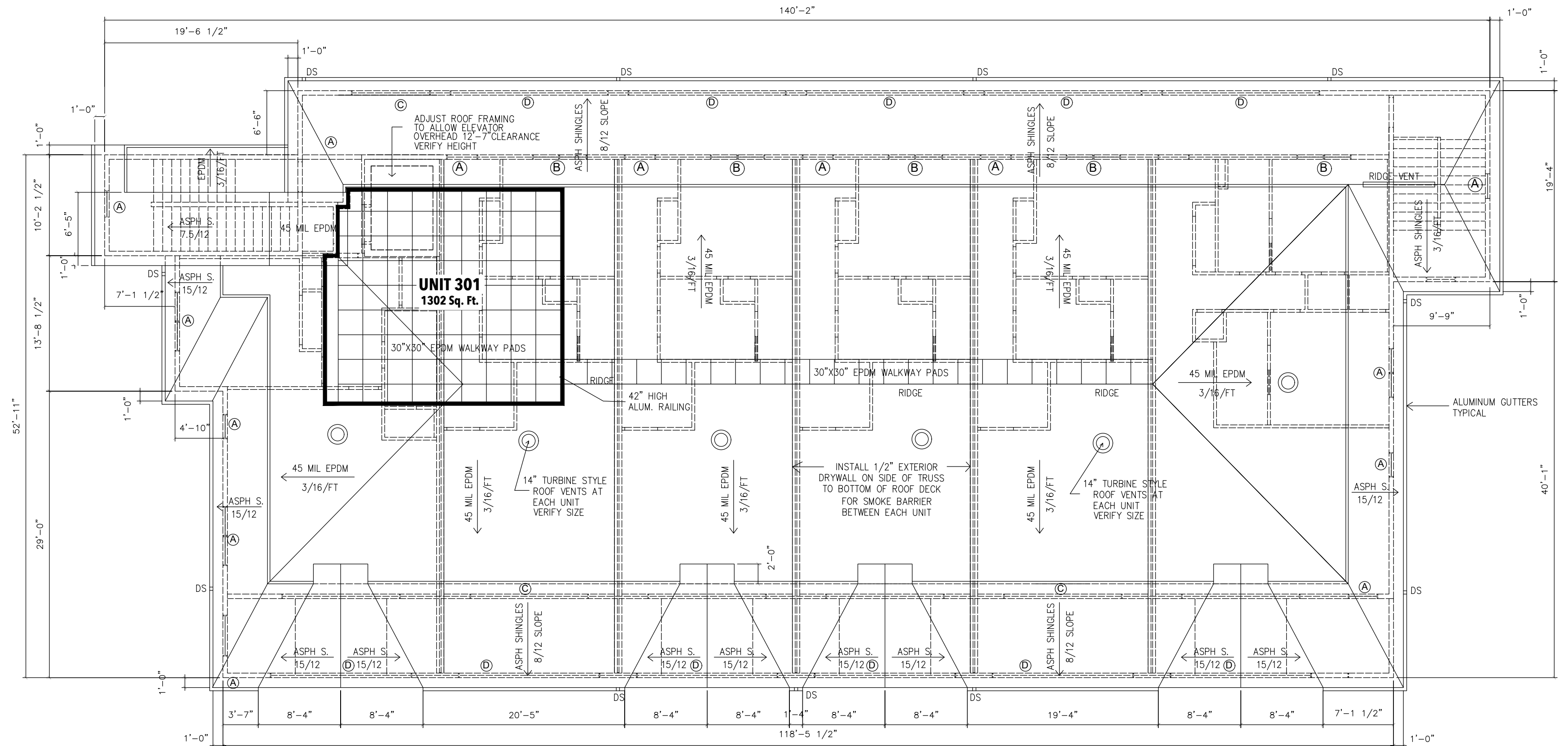
- ① 1 HOUR RATED: UL-U341 DOUBLE 2x4 STUD WALLS W/ 5/8" TYPE X PLASTER, RD ON EXTERIOR SIDE AND 1/2" EXTERIOR DRYWALL ON INSIDE FILL W/4" FG INSULATION
- ② ALL WALLS ENCLOSING STAIRS. 1 HOUR RATED: UL-305 2x6 STUD WALLS W/ 5/8" TYPE X PLASTER, RD ON INTERIOR SIDE AND 5/8" EXTERIOR DRYWALL ON EXTERIOR FILL W/6" FG INSULATION

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Declarant: Packerland Builders LLC



1  
A1.4

## Roof Plan

Not to Scale





## STAFF REPORT

Date: May 26, 2026

**To:** Plan Commission

**Re:** Zoning Code Interpretation; Temporary Banner Display Request  
Ben Ehlers; Chop; 2345 Mill Rd

**Author(s):** Benjamin Andrews, Village Administrator

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

### **BACKGROUND INFORMATION**

On April 20, 2026, the Village received a sign permit application from Ben Ehlers, submitted on behalf of Chop, for the property at 2345 Mill Road. The application seeks approval to use a temporary banner displayed daily during the establishment's lunch hours, then removed each day after that period. Although the zoning code does permit the use of banner signs as temporary signage, the applicant's proposed use does not fully align with the way temporary signage is defined and regulated within the Village's zoning code.

### **REVIEW**

According to Section 66.0508(4)(c), banner signs are categorized as temporary signs. Temporary signs are permitted only when they relate to a specific, time-limited event and must be removed within the timeframe prescribed by the ordinance. The code specifies the following:

- Section 66.0508(4)(c)1 – Temporary signs may be installed no more than 7 days before an event.
- Section 66.0508(4)(c)2 – Temporary signs must be removed within 1 day after the event.
- Section 66.0508(4)(c)3 – Temporary banners are limited to a maximum size of 12 square feet per face, and 24 square feet total.
- Section 66.0508(4)(c)4–5 – Placement must meet required setbacks and cannot obstruct visibility or create hazards.

These provisions are written around event-based, short-duration displays. The zoning code does not consider or authorize the recurring, daily use of a temporary banner for general business advertising over an extended period.

**INTERPRETATION**

Village Staff is requesting that the Plan Commission provide additional input on the intended use, though, technically, temporary in a physical sense, it is functionally long-term. The zoning code does not explicitly permit temporary signs to function as recurring business signage.

The interpretive gap exists in two areas:

1. Duration and Intent (Section 66.0508(4)(c)1–2) – The ordinance anticipates a one-time event with a limited window for display. The applicant’s request for daily use over a continuous period does not align with this event-based structure.
2. Definition of Temporary (Section 66.0508(4)(c)) – The code does not provide guidance on whether daily removal and reinstallation over weeks or months maintains a sign’s temporary status or creates a de facto ongoing advertising device.

These gaps make it unclear whether the applicant’s proposal can be approved under the existing ordinance.

Based on the structure and intent of the temporary sign regulations in Section 66.0508(4)(c), staff’s interpretation is that the applicant’s proposed use does not fully match the requirements or intent of the code. While the banner would be removed daily, its repeated and predictable daily use for generalized business advertising appears inconsistent with the ordinance’s restrictions on temporary signage.

**ATTACHMENT(S)**

1. APPLICATION\_26-023\_Ben Ehlers\_Chop\_2345 Mill Rd\_Chop Restaurant\_Sign Permit

### Village of Sister Bay Sign Permit

Village of Sister Bay

2383 MAPLE DRIVE SISTER BAY, WI 54234

PHONE: (920) 854-4118 FAX: (920) 854-9637

E-MAIL: INFO@SISTERBAYWI.GOV

WEB SITE: WWW.SISTERBAYWI.GOV



FIRST NAME

LAST NAME

Ben

Ehlers

APPLICANT ADDRESS

10272 Heartland Trail Sister Bay WI 54234

APPLICANT PHONE

[Redacted]

APPLICANT EMAIL

[Redacted]

IS THE APPLICANT THE PROPERTY OWNER?

Yes

No

SIGN CONTRACTOR NAME

Innovative Printing

SIGN CONTRACTOR ADDRESS

2414 Country Walk Dr # 8933, Sister Bay, WI 54234

PARCEL IDENTIFICATION NUMBER (PIN)

181-

530008

SUBDIVISION OR CSM (VOLUME/PAGE/LOT)

ADDRESS OF PROPERTY

2345 Mill Rd Sister Bay WI 54234

(DO NOT include City/State/ZipCode)

CURRENT PROPERTY USE

- Non-commercial
- Multi-occupant commercial
- Single occupant commercial
- Other commercial
- Other

TYPE OF SIGN CONSTRUCTION SIGN DETAILS

- Ground
- Wall
- Directory
- Window
- Projecting
- Temporary
- Other

Banner

SIZE OF WINDOW

N/A

Sq. Ft.

TOTAL SQUARE FOOTAGE OF ALL SIGNS ON PROPERTY

14.63

Sq. Ft.

BUILDING HEIGHT WERE SIGN IS TO BE PLACED

12

Ft.

SIGN SIZE

15' x 3'

TOTAL SQUARE FEET FOR SIGN

45

Sq. Ft.

NUMBER OF SIDES

one side

HEIGHT (SIGN PEAK)

15'

Ft.

HEIGHT TO BOTTOM OF SIGN

12'

Ft.

DISTANCE FROM BUILDING

0" (on building)

Ft.

DISTANCE FROM FRONT LOT LINE/ROW

20'

Ft.

DISTANCE FROM SIDE LOT LINE

25'

Ft.

DISTANCE FROM RIGHT OF WAY

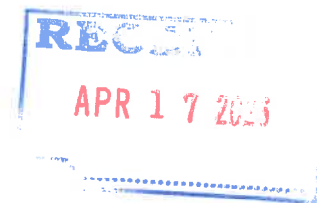
25'

Ft.

DISTANCE FROM CURB

30'

Ft.



132" x 1 175 3/8 in. (8x3) 24 180

**ILLUMINATION OF SIGN**

Yes

No

**INSTRUCTIONS**

In the space below draw to scale your proposed sign. Be sure to indicate the color and size of the letters and the color of any sign background. Describe the materials used in the construction of the sign. Describe the location of any illumination. Identify the **Pantone color** number of any color used on the sign. Locate and identify any landscaping.



**UPLOAD SIGN DESIGN**

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**DIAGRAM OF SIGN**

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**UPLOAD SITE PLAN**

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I, the undersigned, hereby apply for a Sign Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that all work performed will be done in accordance with the Sister Bay Zoning Code and with all other applicable laws and regulations. I hereby authorize the Zoning Administrator to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct zoning code inspections.

**SIGNATURE**

---

**PAYMENT**

**ACCOUNT NO.**

---

**ZONING ADMINISTRATOR**

**SIGNATURE/DATE**

---

Approved/Denied/Conditions

---

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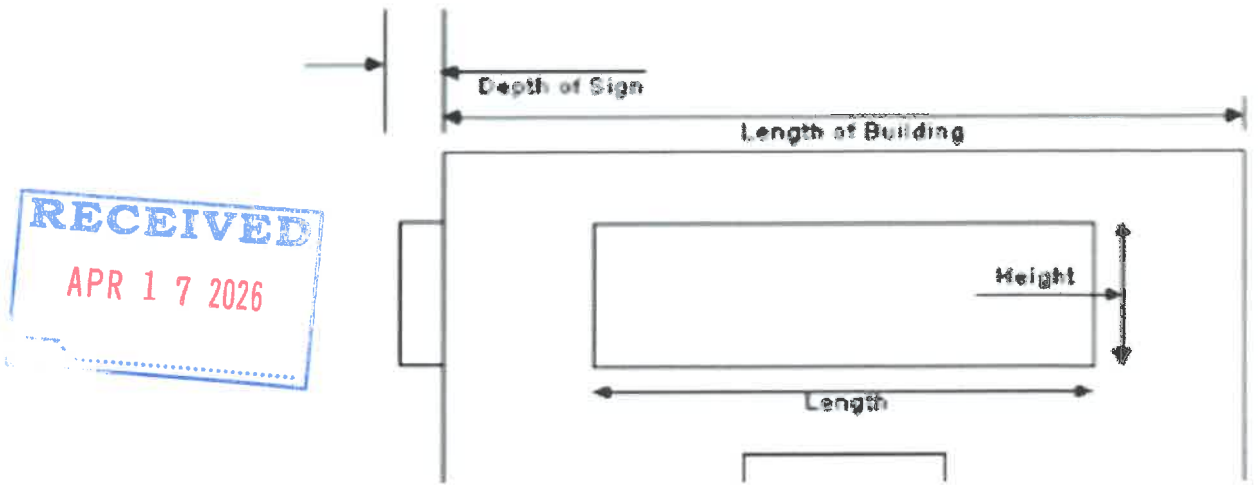
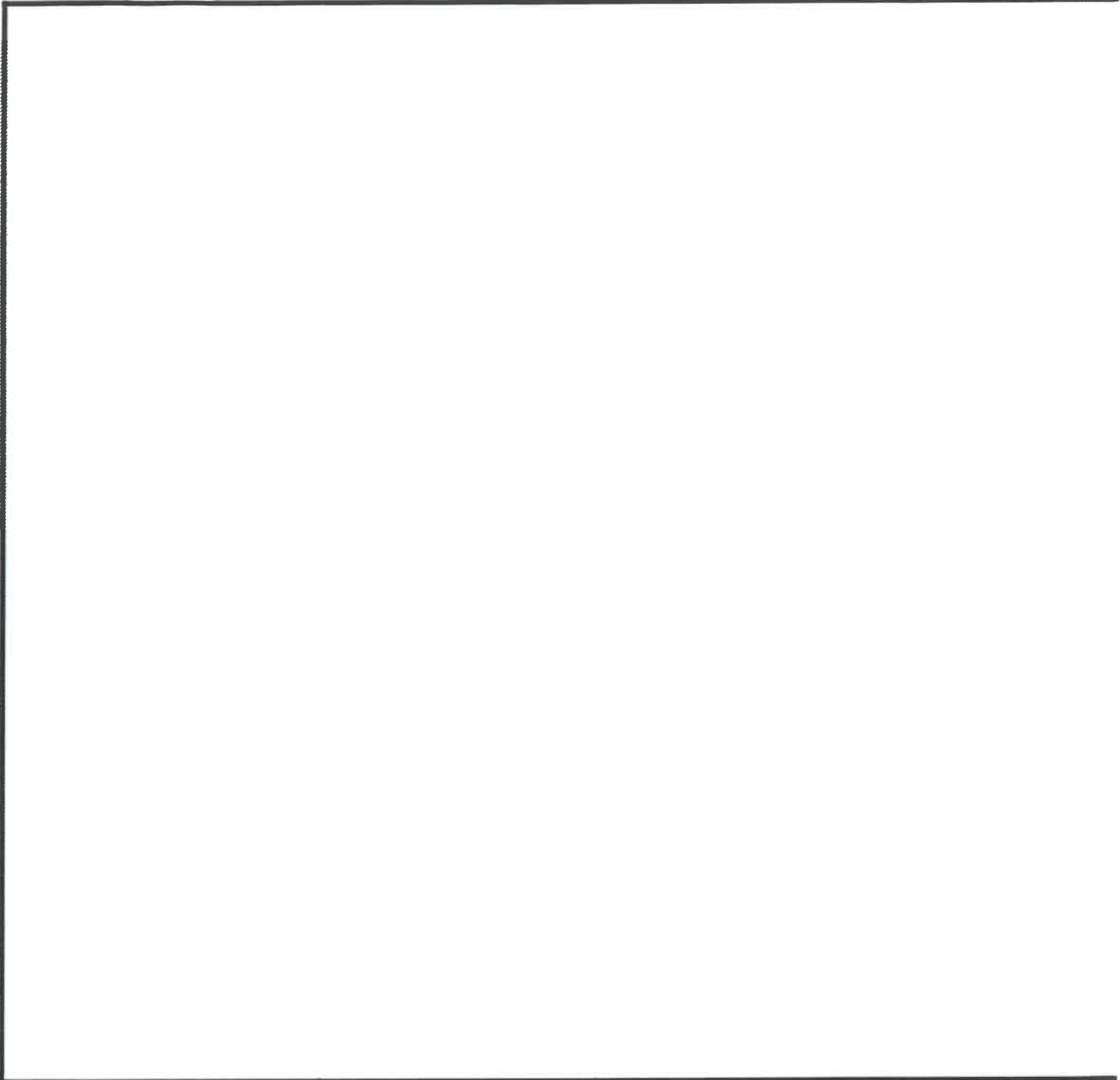
---

**PLAN COMMISSION CHAIR APPROVAL**

**SIGNATURE/DATE**

---







RECEIVED  
APR 17 2026

VILLAGE OF SISTER BAY  
2383 MAPLE DR  
PO BOX 769  
SISTER BAY WI 54234



Receipt No: 1.000000640

Apr 20, 2026

Ben Ehlers

Previous Balance:		.00
LICENSES AND PERMITS - 2345 Mill Rd- Chop/Ehlers		100.00
<hr/>		
Total:		100.00
<hr/>		
CHECK - GENERAL FUND	Check No: 9803	100.00
Total Applied:		100.00
<hr/>		
Change Tendered:		.00
<hr/>		

04/20/2026 9:28 AM



## STAFF REPORT

Date: May 26, 2026

**To:** Plan Commission

**Re:** Site Plan Review; Lure; 10627 N Bay Shore Drive

**Author(s):** Benjamin Andrews, Village Administrator

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

### **POLICY ISSUE(S)**

“Should the Village approve the proposed patio and retaining-wall expansion at Lure Restaurant (10627 N. Bay Shore Drive), located within the B-3 Downtown Business District?”

### **BACKGROUND INFORMATION**

Lure Restaurant has submitted a request to expand its outdoor patio area and extend an existing retaining wall along the side of the property. The proposal includes:

- A 28' × 16' patio expansion (approximately 448 sq ft)
- Extension of the existing timber retaining wall
- Associated grading, drainage adjustments, and landscape changes

The property is zoned B-3 Downtown Business District and is also located within the Historical Overlay District, which requires an additional design compatibility review of materials, appearance, and visual impact on the area's historic and waterfront character.

The scope of the project, specifically, modification of site layout, expansion of impervious surface, intensification of outdoor seating, and structural changes, requires Plan Commission Site Plan Review before a zoning permit may be issued.

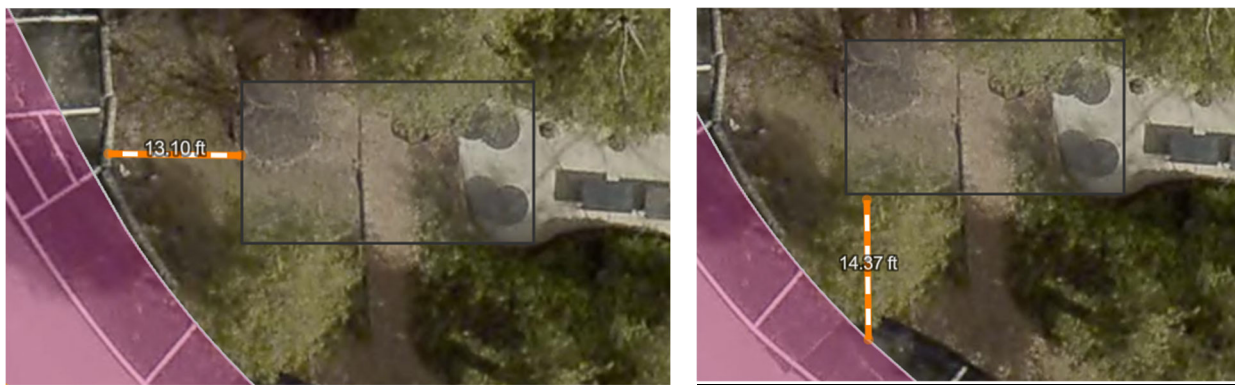
## **DIMENSIONAL STANDARDS & SETBACKS**

The Historic Overlay District regulations are in Sec. 66.0343. This overlay applies in addition to the B-2 district rules unless explicitly modified. The overlay's purpose is to preserve the historic building pattern along the west side of N. Bay Shore Drive.

For new construction already conforming to B-2 setbacks:

- The Plan Commission may reduce the setbacks
- Setbacks may be based on setback averaging
- Setbacks may be set based on historic neighborhood patterns

The overlay intentionally allows smaller setbacks than standard B-2 where appropriate to match historic context. The overlay also allows modifications under Sec. 66.0602.



## **PATIO AND EXPANSION**

Based on a review of the Village of Sister Bay Zoning Code, including the provisions of the B-2 Downtown Business Transition District and the Historic Overlay District, any expansion of outdoor seating on a patio constitutes an intensification of use that increases dining capacity and therefore requires a mandatory reevaluation of parking. Under the Historic Overlay's parking requirements, expansions that increase required parking by up to 25% must add as many additional on-site stalls as physically possible, and expansions requiring more than 25% may be approved only by special exception.

It is important to note that the site likely cannot physically provide the required additional stalls, which would require a special exemption.

Further, the existing green space is only anticipated to be nominally increased.



**Village of Sister Bay**  
 2383 MAPLE DRIVE • SISTER BAY, WI 54234  
 PHONE: (920) 854-4118 • FAX: (920) 854-9637  
 E-MAIL: [INFO@SISTERBAYWI.GOV](mailto:INFO@SISTERBAYWI.GOV)  
 WEB SITE: [WWW.SISTERBAYWI.GOV](http://WWW.SISTERBAYWI.GOV)

▼ THIS AREA FOR OFFICE USE ONLY ▼	
Zoning Permit Fee:	Permit Issued Date
\$1,000 <sup>00</sup> Rec # 677	

## Standard Zoning Permit Application

### NAMES & MAILING ADDRESSES

Applicant's Name: (Property Owner) <u>Ben Ehlers</u>	Contractor Name: <u>Steven</u>
Street Address <u>leere</u>	Street Address <u>North Bay Services LLC</u>
City • State • Zip Code <u>10027 N. Bay Shore Dr.</u>	City • State • Zip Code <u>9115 sunset drive</u>
Home Phone <u>Sister Bay, WI 54234</u>	Business Phone <u>Baileys Harbor, WI 54202</u>
Cell Phone [REDACTED]	Cell Phone [REDACTED]
Email [REDACTED]	Email [REDACTED]
Parcel Identification Number (PIN) <u>181-0746</u>	Is this property connected to public water? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Street Address of Property in Sister Bay	Is this property connected to public sewer? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

### PROPOSED PROJECT

Type of Construction	Project Details
(Please check/complete ALL that apply below)	Lot Size(Ft.): <u>.6 acres</u> by _____
<input type="checkbox"/> Home <input type="checkbox"/> Pool <input type="checkbox"/> Commercial	Total Lot Area (Sq. Ft.) <u>448 sqft.</u>
<input type="checkbox"/> Fence <input type="checkbox"/> Single family <input type="checkbox"/> Attached Garage	Building Length _____ Building Width _____
<input type="checkbox"/> Deck <input type="checkbox"/> Multi-family <input type="checkbox"/> Detached Garage	Building Footprint (Sq. Ft.) _____
<input type="checkbox"/> Shed <input type="checkbox"/> Boathouse <input type="checkbox"/> Addition (Describe below)	Number of Stories <u>1</u>
<input checked="" type="checkbox"/> Other <u>landscaping expansion retaining wall</u>	Height (Roof Peak) _____ (Primary Roof)
<b>Please Provide a Brief Description of Your Project:</b> <u>Expanding our patio landscape and expanding retaining wall</u>	Type of Construction <u>pavers 28' x 16'</u> <u>retaining wall 6" x 6" x 10'</u>
	Estimated Cost \$ <u>14,424</u>

Please attach all the plans listed on the attached sheets.

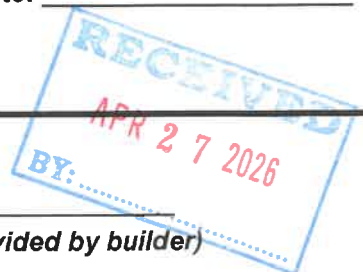
### CERTIFICATION

I, the undersigned, hereby apply for a Land Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that all work performed will be done in accordance with the Sister Bay Zoning Code and with all other applicable laws and regulations. I hereby authorize the Zoning Administrator to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.

Signature Kate J. [Signature] Date 4/27/26

### ◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED Plan Commission Review Date: _____	Zoning Administrator: _____ Date: _____ CONDITIONS OF APPROVAL:
Utilities Representative Date: _____	Utilities Approval: _____ Estimated Impact Fee: _____ (Based on information provided by builder)



# SITE PLAN

**IF YOU ALREADY HAVE THE PLAN PREPARED ON ANOTHER SHEET ATTACH IT INSTEAD.**

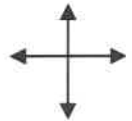
**INSTRUCTIONS**

- INDICATE north and ENTER the dimensions of the property.
- SKETCH the location of the well, septic system (tank/field) and all other buildings present on the property.
- SKETCH the location of the proposed project (include dimensions) and SHOW the shortest distance from the project to the:

- |                               |                                |
|-------------------------------|--------------------------------|
| ● Well                        | ● Septic Tank & Drain Field    |
| ● Adjacent Buildings          | ● Rear & Side Property Lines   |
| ● Edge Of Lake/Stream/Wetland | ● Center(line) of Road/Highway |
| ● Easements                   | ● Right-of-Way of Road/Highway |

**NOTE:** When showing distances less than 300 feet, please measure and show distance to the "nearest foot" (do not estimate). Distances over 300 feet, may be estimated.

- LABEL all abutting roads, highways, lakes, streams or wetlands.
- LABEL the "USE" of all buildings shown.
- SHOW the outside dimensions of all structures on the property.
- Mark driveway location and length and width on site plan.



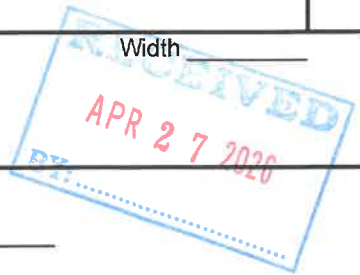
Width \_\_\_\_\_ Rear property line OR Edge of water or wetland (North Arrow)

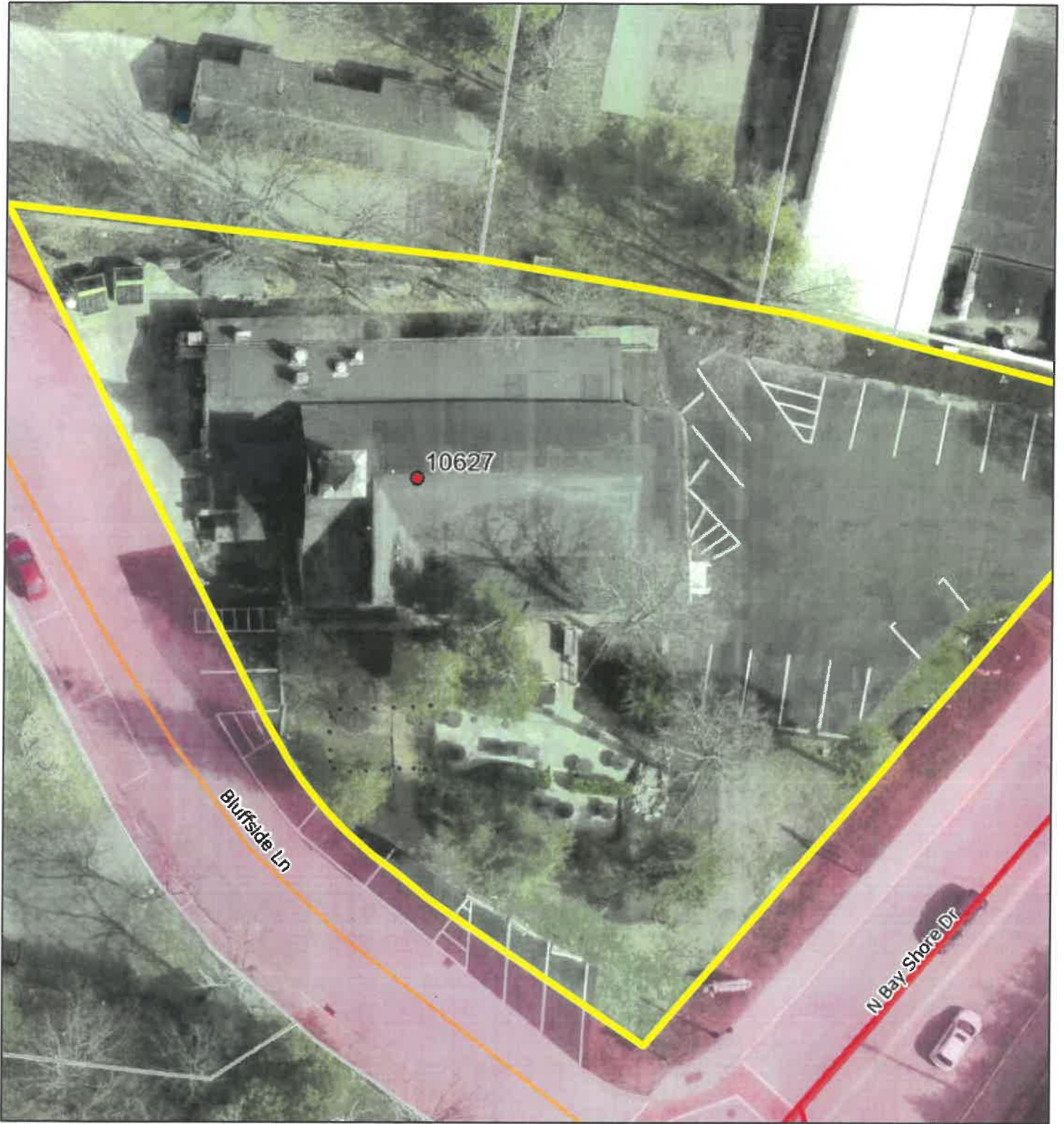
Side Property Line

Side Property Line

Right-of-Way Line of Road/Highway  Width \_\_\_\_\_  
 Center(line) Of Road/Highway

Name Of Road/Highway \_\_\_\_\_

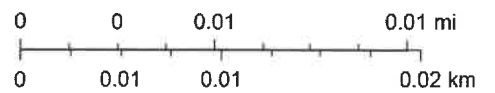




4/27/2026

1:534

- Address
- State Trunk Highway
- Roads
- State
- Village
- ROW
- Parcel
- Parcel Boundaries



RECEIVED  
 APR 27 2026  
 BY: .....



VILLAGE OF SISTER BAY  
2383 MAPLE DR  
PO BOX 769  
SISTER BAY WI 54234

920-854-4118

Receipt No: 1.000000672

Apr 27, 2026

Lure -LEW Group

Previous Balance:		.00
LICENSES AND PERMITS - 10627 NBSD- Lure		100.00
<hr/>		
Total:		100.00
<hr/>		
CHECK - GENERAL FUND	Check No: 4986	100.00
Total Applied:		100.00
<hr/>		
Change Tendered:		.00
<hr/>		

04/27/2026 11:37 AM

VILLAGE OF SISTER BAY  
2383 MAPLE DR  
PO BOX 769  
SISTER BAY WI 54234

920-854-4118

Receipt No: 1.000000691

May 6, 2026

LEW Group Inc.

Previous Balance:	.00
PUBLIC CHARGES FOR SERVICES - Plan	1,400.00
Review10627 NBSD- LURE (\$100 Previously Pd4/27)	

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Total:	1,400.00
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CHECK - GENERAL FUND	Check No: 4987	1,400.00
Total Applied:		1,400.00

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Change Tendered:	.00
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05/06/2026 9:45 AM

Dear Village Of Sister Bay and Zoning Administrator,

Thank you for the opportunity to submit this letter of intent regarding proposed improvements to our existing patio area. We appreciate the Village's commitment to thoughtful development and compliance, and we are seeking to align this project with all applicable zoning and site requirements.

The intent of this project is twofold: to protect the existing patio infrastructure and to enhance its usability in a manner consistent with the current character of the property.

First, we are proposing the installation of a retaining wall designed to mitigate the impacts of erosion, water runoff, and seasonal weather conditions such as rain and snow. This improvement is intended to preserve the integrity of the existing patio and reduce ongoing maintenance and repair needs. We understand the importance of proper design and will ensure that all elements—including height, placement, and drainage—comply with Village ordinances and do not adversely affect adjacent properties.

Second, we are proposing a modest patio expansion that maintains the current aesthetic while increasing outdoor seating capacity. This enhancement is intended to better accommodate guests during favorable weather conditions and reduce lost revenue opportunities due to limited seating. We are committed to ensuring that the expansion remains consistent with the property's approved use and zoning district regulations. Considerations such as setbacks, lot coverage, parking, and potential impacts on neighboring properties—including noise and lighting—will be carefully addressed.

We believe these improvements represent a balanced approach that both preserves existing infrastructure and enhances the overall functionality and experience of the space. We welcome the opportunity to work collaboratively with Village staff to review detailed plans and ensure full compliance with all applicable standards.

Thank you for your time and consideration.

Sincerely,  
Katelyn Jerard  
general manager, Lure

████████████████████

████████████████



## **Lure Retaining Wall and Patio Expansion Plan**

This project proposes the addition of a timber retaining wall along the west side of the existing patio, creating both structural support and a defined expansion area.

Landscaping will be expanded to complement the new space, maintaining the aesthetic of the existing garden and enhancing the overall atmosphere for guests.

The patio will also be extended using pavers that match the current design, ensuring a seamless and cohesive appearance. This expansion will be expected to accommodate additional tables, increasing seating capacity and generating additional revenue for both the business and the Village.

Dear Village Of Sister Bay and Zoning Administrator,

Thank you for the opportunity to submit this letter of intent regarding proposed improvements to our existing patio area. We appreciate the Village's commitment to thoughtful development and compliance, and we are seeking to align this project with all applicable zoning and site requirements.

The intent of this project is twofold: to protect the existing patio infrastructure and to enhance its usability in a manner consistent with the current character of the property.

First, we are proposing the installation of a retaining wall designed to mitigate the impacts of erosion, water runoff, and seasonal weather conditions such as rain and snow. This improvement is intended to preserve the integrity of the existing patio and reduce ongoing maintenance and repair needs. We understand the importance of proper design and will ensure that all elements—including height, placement, and drainage—comply with Village ordinances and do not adversely affect adjacent properties.

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We believe these improvements represent a balanced approach that both preserves existing infrastructure and enhances the overall functionality and experience of the space. We welcome the opportunity to work collaboratively with Village staff to review detailed plans and ensure full compliance with all applicable standards.

Thank you for your time and consideration.

Sincerely,  
Katelyn Jerard  
general manager, Lure

[REDACTED]

[REDACTED]





## STAFF REPORT

Date: May 26, 2026

**To:** Plan Commission

**Re:** Courtesy Review; Friends of the Ice Rink; Ice Rink Reconstruction;  
2155 Autumn Ct

**Author(s):** Benjamin Andrews

**Action(s) Requested:**  Ordinance  Resolution  Direction  Receive/File

### Executive Summary

The Friends of the Sister Bay Ice Rink have submitted a proposal to reconstruct the ice rink facilities at the Sister Bay Sports Complex, seeking a courtesy review from the Plan Commission. The project includes redevelopment of the existing rink area through the construction of two full-size 85-by-200-foot hockey rinks, a resurfacer building, a cooler shed, associated equipment yards, fencing, gates, and related utility and grading improvements.

All proposed elements remain within the footprint of the existing concrete slabs and do not expand the developed area of the complex. The Sports Complex is zoned P-1 Park District, which accommodates public recreational uses and the accessory structures proposed by the applicant. The project also aligns with requirements established in the land lease agreement between the Village and the Friends, which mandates completion of reconstruction by April 1, 2028.

Staff review indicates that the use, placement of buildings, and general site design are consistent with zoning district expectations, do not present setback or height conflicts, and appear adequately supported by existing parking and circulation patterns. Staff recommends that the Plan Commission provide feedback to guide preparation of the applicant's final zoning permit submission.

## **PROJECT SUMMARY**

The Friends of the Sister Bay Ice Rink have submitted a request for a courtesy review of a proposed reconstruction project at the Sister Bay Sports Complex. The project includes the redevelopment of the ice rink facilities using the existing concrete slabs located on the site. The proposal consists of two full-size 85-foot-by-200-foot hockey rinks, a resurfacers building measuring approximately 30 by 50 feet, a cooler shed, equipment yard spaces, fencing, gates, and related utility and grading adjustments. The improvements are intended to support year-round activation of the Sports Complex and enhance the quality, safety, and functionality of the Ice Rink. All improvements shown in the submitted engineering plans are located within the boundaries of the existing rink area and do not expand the overall footprint of developed recreation facilities.

## **BACKGROUND INFORMATION**

The Sports Complex is zoned P-1 Park District, which is intended to provide areas for green space, public recreation, and community amenities. Recreational uses, such as ice rinks and supporting structures, are compatible with the district's stated purpose, which emphasizes meeting the community's recreational needs without undue impact on surrounding areas. The zoning code identifies public parks, recreational fields, playgrounds, and similar facilities as permitted uses, and explicitly allows accessory buildings that support those uses.

The applicant is undertaking the reconstruction of the rink pursuant to a land lease agreement between the Village of Sister Bay and the Friends of the Ice Rink. Under that agreement, reconstruction must be completed within twenty-four months of the lease commencement date of April 1, 2026, resulting in a required completion date of April 1, 2028. This timeline does not require Plan Commission direction but provides important context regarding the project's schedule and urgency for coordination.

## **COURTESY REVIEW**

### **Permitted Uses**

The two proposed ice rinks fall comfortably within the definition of public recreational facilities, and both accessory buildings serve functional purposes directly linked to the maintenance and operation of those rinks. Their size and scale appear appropriate given the facility's nature and needs.

### **Setbacks and Dimensional Review**

The P-1 District establishes a 50-foot front setback from the centerline of any public street and a 40-foot setback from the edge of pavement or easement for non-street frontages. A minimum 50-foot rear setback also applies. Staff review indicates that the proposed rinks and buildings remain well within interior portions of the Sports Complex and do not approach public street frontages. Given their location in an established recreational complex, the Commission may

determine that the internal orientation of the site justifies flexible side setback treatment, consistent with the Code's intent.

### **Accessory Structures**

The resurfacer shed and cooler shed qualify as accessory buildings under Section 66.0501, which requires such buildings to be located on the same lot as the principal recreational use, to comply with accessory structure setbacks, and to remain within the height limitations applicable to the principal structures. Accessory buildings in P-1 cannot exceed the height of the principal structure and may not exceed 35 feet in total height. The accessory structure would be required to meet the maximum height requirements. Their placement does not conflict with any known easements or utilities, as indicated by the submitted engineering drawings.

### **Parking**

The existing lot has supported rink operations in past years, and the proposed configuration does not materially increase the intensity of use relative to past seasons. Staff recommends that the Commission consider the continued use of the current parking supply and determine whether any additional spaces or adjustments are warranted.

Site circulation for resurfacing vehicles and maintenance traffic appears to be adequately addressed in the site plan, which includes dedicated gated access points and defined equipment yards.

### **RECOMMENDED ACTION(S)**

Staff finds that the proposed reconstruction of the ice rink and supporting facilities is consistent with the permitted uses and development standards of the P-1 Park District. The proposed project aligns with the district's recreational purpose, reuses existing rink infrastructure, and incorporates reasonable accessory structures appropriate for year-round facility maintenance. Staff recommends that the Plan Commission provide the applicant with feedback. These recommendations will help guide the applicant's preparation of the final zoning permit submittal.

### **ATTACHMENT(S)**

1. Ice Rink Renderings







## STAFF REPORT

Date: May 26, 2026

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**To:** Plan Commission

**Re:** Courtesy Review; Adam and Bridgid White; Sister Bay General Store;  
10674 North Bay Shore Drive

**Author(s):** Benjamin Andrews

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

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### **BACKGROUND INFORMATION**

The applicants, Adam and Brigid White, have submitted conceptual materials for a Courtesy Review of a proposed development of a General Store at 10674 N Bay Shore Drive. Materials include two site plan options, interior and exterior building plans, preliminary elevations, and parking calculations as part of the courtesy submittal.

The property is located in the B-3 Downtown Business District, which encourages pedestrian-oriented design, reduced setbacks, mixed-use compatibility, and strict adherence to the Downtown architectural and site design standards.

A courtesy review is non-binding and is intended to identify zoning issues prior to submission of a formal zoning permit and Site Plan & Architectural Review under Sec. 66.1050.



WADE WEISSMANN  
ARCHITECTURE

## General Store Courtesy Review Items

---

- **Site Plan Options**
  - Discuss wetland setback requirements (if any) for this parcel
    - One option provides more buffer to wetland
    - Second option saves more trees on the east and a buffer from residential area
    - Site Plan based upon 2021 Survey
  - Can fence line be located right on the property line?
  - General Site Setback Review
    - Based upon typical B3 Zoning setback requirements
- **Parking Requirements**
  - Are parking calculations adequate for building? Calculations shown on Site Plan
    - Review Sec. 400 (11) (h) section on parking requirements when restaurant is accessory use to retail
- **Plan Commission Zoning Permit Requirements**
  - Architectural Plan
    - Is a rendering required? Does a rendering of (1) elevation suffice?
    - All materials and selected colors required for submission?
  - Drainage Plan
    - Will one be required on this project?
      - A little over half an acre is currently being shown as being disturbed
  - Building Plans
    - Noted as including HVAC, plumbing, and electrical plans
    - What is required here? Any exterior locations for rooftop units, condensers, generator, and electric meters?
- **Exterior Elevation**
  - Review signage requirements
    - Max size for construction signage?
    - Can sign be located below ridge line?
  - Decorative pedestal will provide screening for any rooftop units

# Plat of Survey

LOCATED IN:

THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T. 31 N., R. 28 E.,  
VILLAGE OF SISTER BAY, DOOR COUNTY, WISCONSIN

DESCRIPTION: TAX PARCEL NO. 181-00-05312843G1

A tract of land located in the Southwest one-quarter of the Southeast one-quarter of Section 5, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin and described as follows:

Commencing at the South one-quarter corner of said Section 5, thence N 09°52'13" E 1200.22 feet to the intersection with the easterly right-of-way of North Bay Shore Drive (S.T.H. "42") and the point of beginning, thence N 34°37'42" E along said easterly right-of-way 92.15 feet, thence N 89°12'29" E 247.40 feet, thence S 08°39'49" W 75.46 feet, thence S 67°49'50" E 224.50 feet to the intersection with the platted centerline of South Spring Road, thence along said platted centerline as follows; S 31°18'07" W 7.91 feet and S 32°22'19" W 92.09 feet, thence N 67°00'16" W 142.66 feet, thence S 34°51'01" W 47.37 feet, thence N 56°03'02" W 50.00 feet, thence S 34°51'01" W 15.00 feet, thence N 56°03'02" W 100.00 feet, thence N 63°16'54" W 119.12 feet, thence N 63°13'52" W 50.02 feet to the point of beginning.

Said tract contains 1.420 acres of land.


The easterly 30 feet of the above described tract is subject to the rights of the public for roadway purposes.

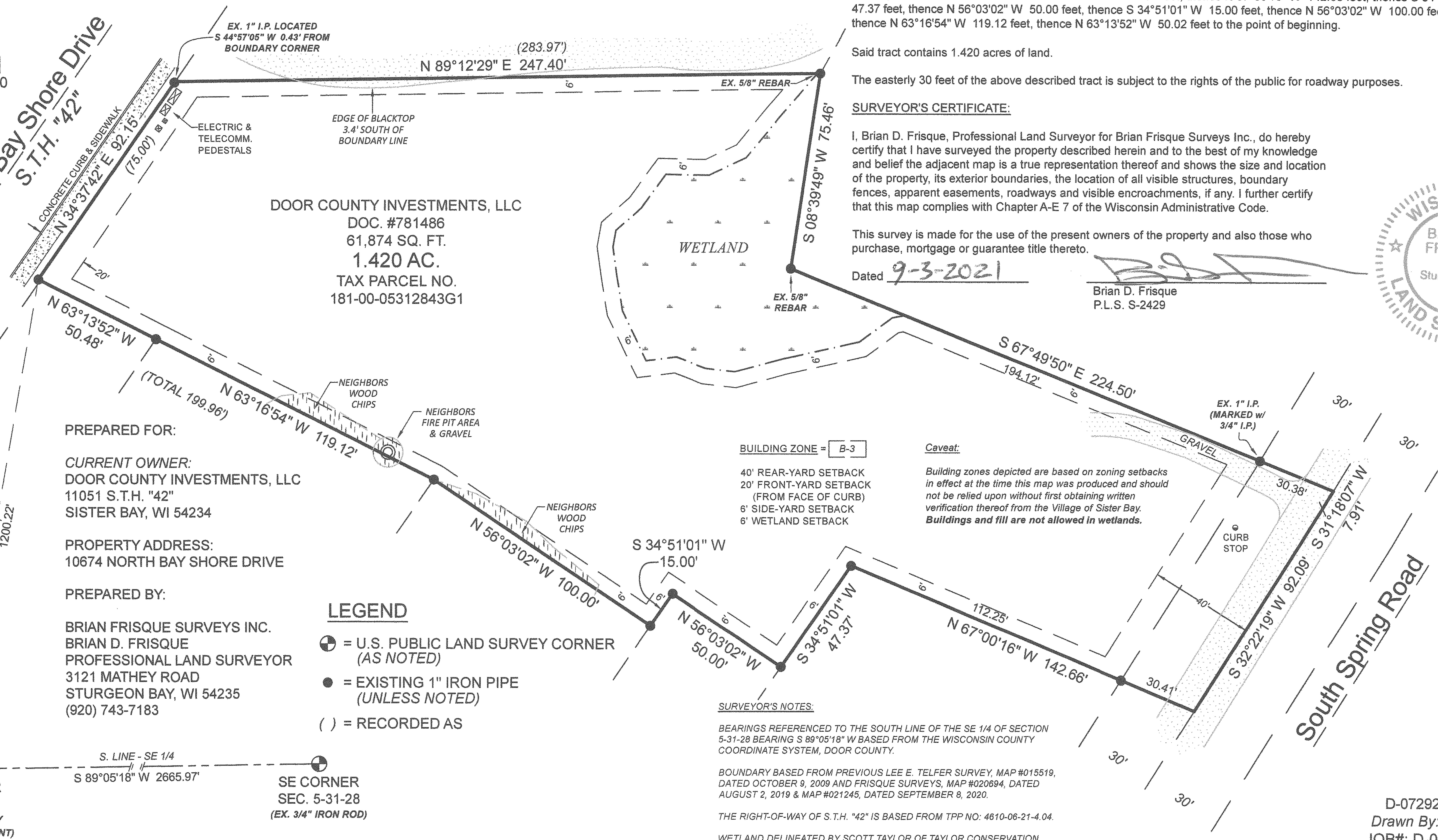
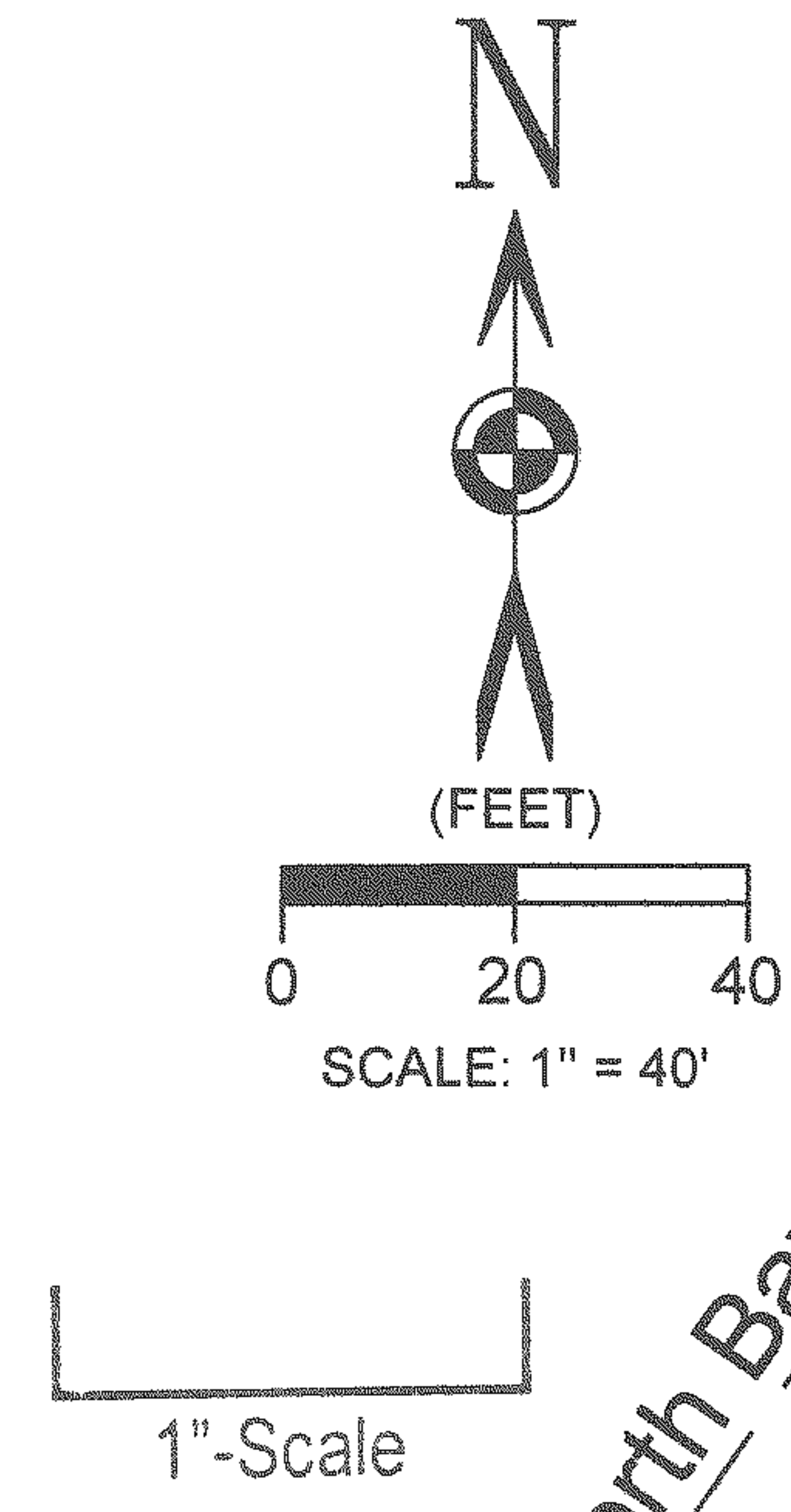
### SURVEYOR'S CERTIFICATE:

I, Brian D. Frisque, Professional Land Surveyor for Brian Frisque Surveys Inc., do hereby certify that I have surveyed the property described herein and to the best of my knowledge and belief the adjacent map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures, boundary fences, apparent easements, roadways and visible encroachments, if any. I further certify that this map complies with Chapter A-E 7 of the Wisconsin Administrative Code.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto.

Dated 9-3-2021

  
Brian D. Frisque  
P.L.S. S-2429



DOOR COUNTY INVESTMENTS, LLC  
DOC. #781486  
61,874 SQ. FT.  
1.420 AC.  
TAX PARCEL NO.  
181-00-05312843G1

### PREPARED FOR:



CURRENT OWNER:  
DOOR COUNTY INVESTMENTS, LLC  
11051 S.T.H. "42"  
SISTER BAY, WI 54234

PROPERTY ADDRESS:  
10674 NORTH BAY SHORE DRIVE

### PREPARED BY:

BRIAN FRISQUE SURVEYS INC.  
BRIAN D. FRISQUE  
PROFESSIONAL LAND SURVEYOR  
3121 MATHEY ROAD  
STURGEON BAY, WI 54235  
(920) 743-7183

### LEGEND

-  = U.S. PUBLIC LAND SURVEY CORNER (AS NOTED)
-  = EXISTING 1" IRON PIPE (UNLESS NOTED)
- ( ) = RECORDED AS

### BUILDING ZONE = B-3

- 40' REAR-YARD SETBACK
- 20' FRONT-YARD SETBACK (FROM FACE OF CURB)
- 6' SIDE-YARD SETBACK
- 6' WETLAND SETBACK

### Caveat:

Building zones depicted are based on zoning setbacks in effect at the time this map was produced and should not be relied upon without first obtaining written verification thereof from the Village of Sister Bay. Buildings and fill are not allowed in wetlands.

### SURVEYOR'S NOTES:

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 5-31-28 BEARING S 89°05'18" W BASED FROM THE WISCONSIN COUNTY COORDINATE SYSTEM, DOOR COUNTY.

BOUNDARY BASED FROM PREVIOUS LEE E. TELFER SURVEY, MAP #015519, DATED OCTOBER 9, 2009 AND FRISQUE SURVEYS, MAP #020694, DATED AUGUST 2, 2019 & MAP #021245, DATED SEPTEMBER 8, 2020.

THE RIGHT-OF-WAY OF S.T.H. "42" IS BASED FROM TPP NO: 4610-06-21-4.04.

WETLAND DELINEATED BY SCOTT TAYLOR OF TAYLOR CONSERVATION.

S 1/4 CORNER  
SEC. 5-31-28  
(EX. DOOR COUNTY  
ALUMINUM MONUMENT)

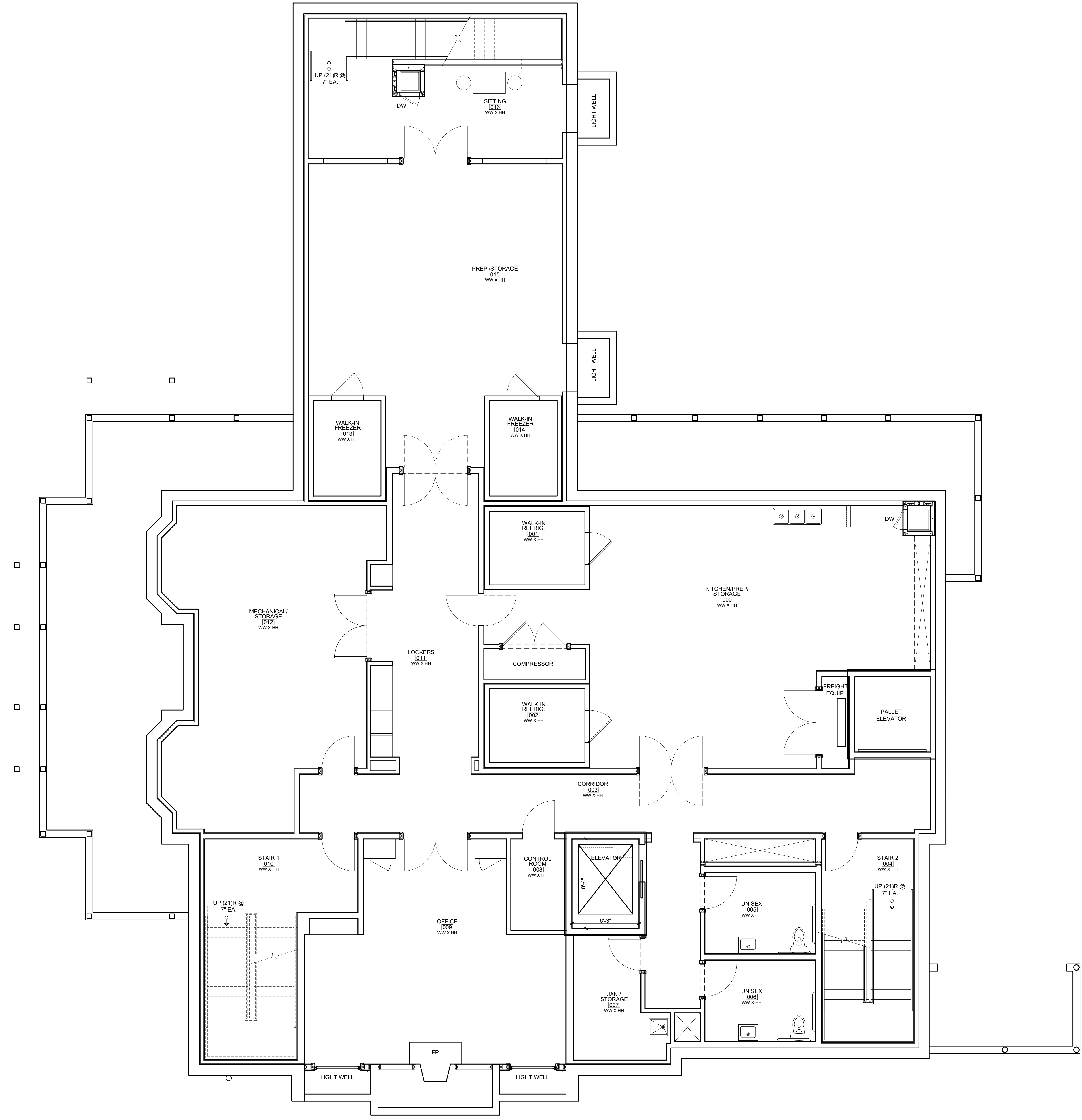
S. LINE - SE 1/4  
S 89°05'18" W 2665.97'

SE CORNER  
SEC. 5-31-28  
(EX. 3/4" IRON ROD)

9-3-21  
D-072921B1.dwg  
Drawn By: D.F.H. II  
JOB#: D-072921B1

022008



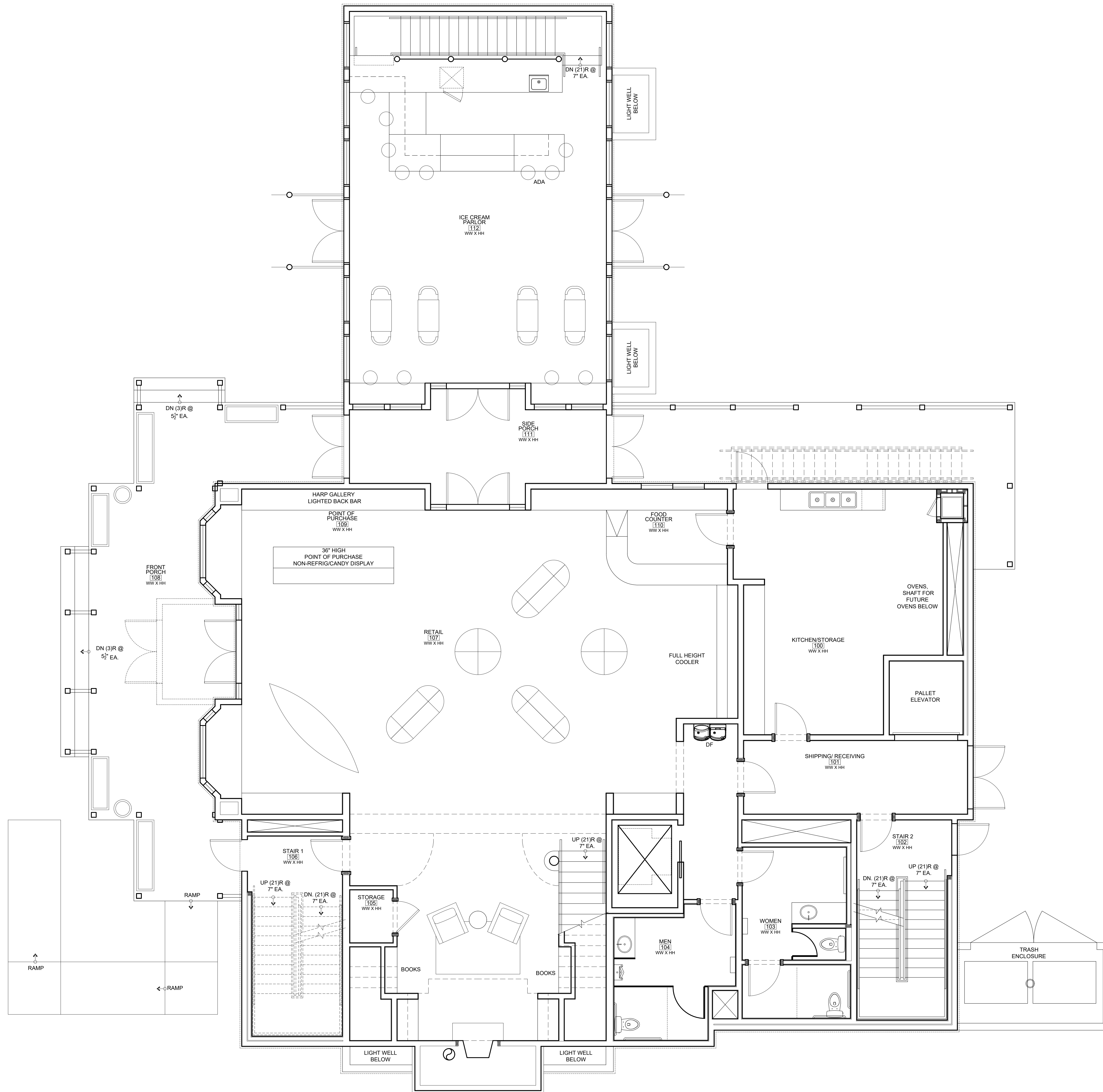


**SQUARE FOOTAGE ANALYSIS (gross)**

LOWER LEVEL FLOOR PLAN	4,710 SQ. FT.
MAIN LEVEL FLOOR PLAN	4,306 SQ. FT.
UPPER LEVEL FLOOR PLAN	2,905 SQ. FT.
<b>TOTAL</b>	<b>11,921 SQ. FT.</b>
<b>DECKS</b>	
MAIN LEVEL DECK	942 SQ. FT.
UPPER LEVEL DECK	959 SQ. FT.
<b>TOTAL</b>	<b>1,901 SQ. FT.</b>

1 LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"





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<b>TOTAL</b>	<b>11,921 SQ. FT.</b>
<b>DECKS</b>	
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UPPER LEVEL DECK	959 SQ. FT.
<b>TOTAL</b>	<b>1,901 SQ. FT.</b>

1 MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"





GSW

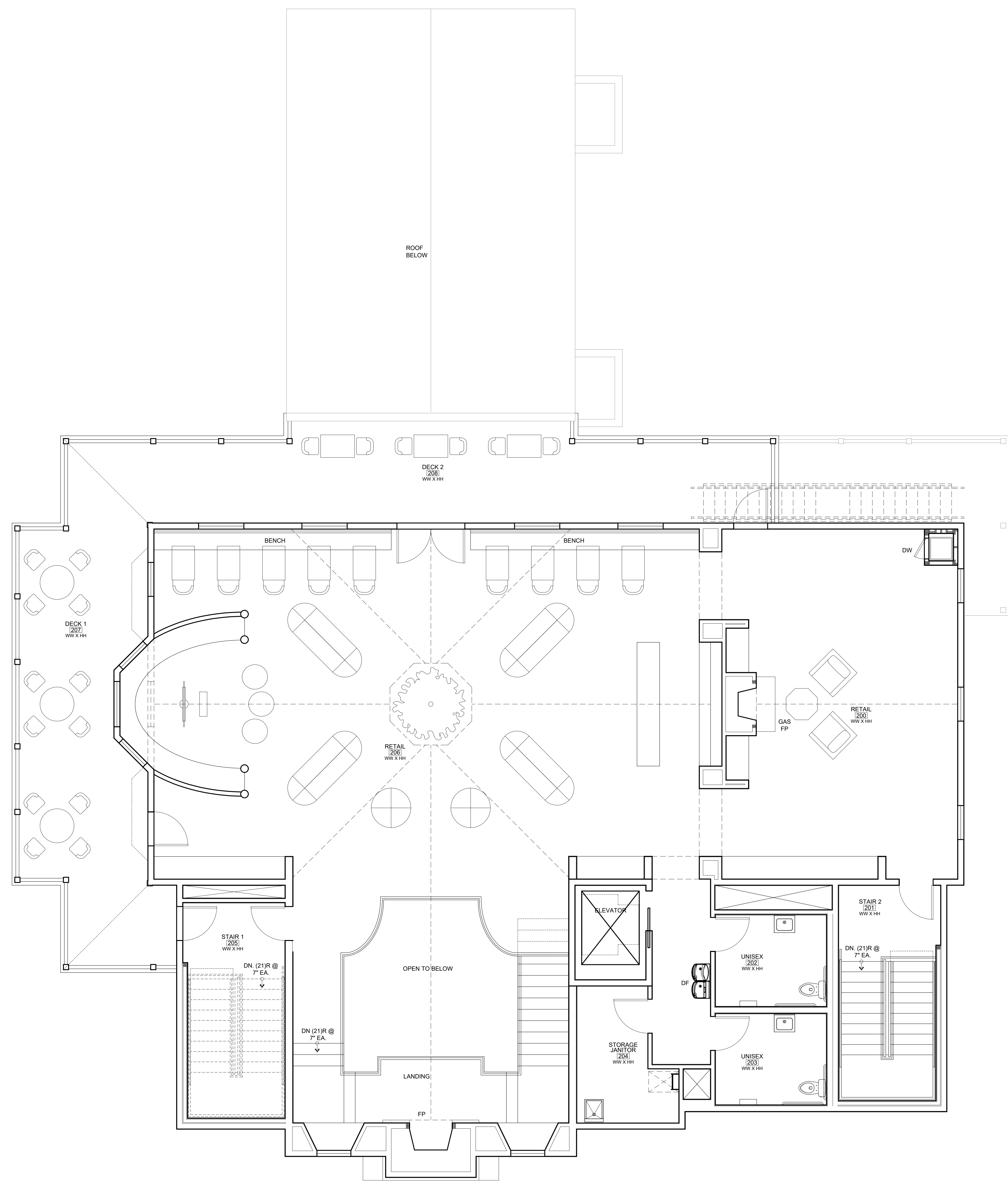
SISTER BAY GENERAL STORE  
10674 North Bay Shore Drive  
Sister Bay, WI 54234  
WADE WEISSMANN ARCHITECTURE, INC. © 2026 / P: 414.351.1200 F: 414.352.8985

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUE:  
COURTESY REVIEW 2026.05.05

UPPER LEVEL  
FLOOR PLAN

A1.02



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UPPER LEVEL DECK	959 SQ. FT.
<b>TOTAL</b>	<b>1,901 SQ. FT.</b>

1 UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

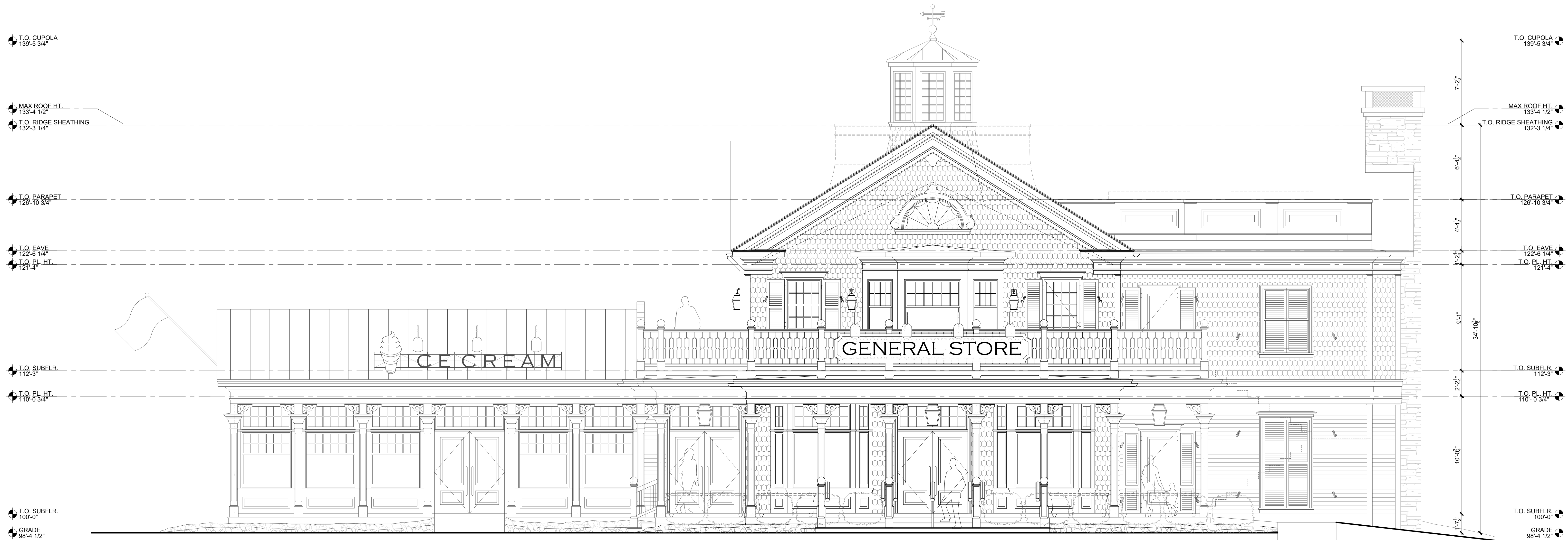


Building Width with Chimney: 103'-3" (Rounded to 105ft to determine multiplier)  
Allowable Signage Multiplier: 0.646

**ALLOWABLE SIGNAGE IN SQ. FT = 66.70 SQ.FT**

APPROXIMATE PROPOSED SIGNAGE:  
General Store Sign = 16'-10" x 2'-6" = 41.30 sq.ft  
Ice Cream Store Sign (3'-6" x 1'-6")+(16'-0"x1'-2")= 23.92 sq.ft

**TOTAL PROPOSED SIGNAGE = 65.22 SQ.FT.**



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"