



PARKS, PROPERTY & STREETS COMMITTEE MEETING AGENDA

MONDAY, JUNE 1, 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=yAVpi40M1OlqgNufcVUE8XWCU5kKaH.1&omn=97063638580>

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

For additional information visit: www.sisterbaywi.gov and click 'Meetings'

AGENDA

1. Call to Order & Roll Call

1	Committee Chair, Trustee – Louise Howson	2	Trustee - Vacant
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) May 4, 2026, Regular Meeting

4. Comments, Correspondence, and Concerns from the Public

5. Discussion/Action Items

- a) Memorial Bench Policy Discussion
- b) Memorial Bench Submissions for Review
- i. Winn Family Memorial Bench Application
 - ii. Strang Family Memorial Bench Application
 - iii. Janko Family Memorial Bench Application
 - iv. Rafferty Family Memorial Bench Application
- c) DNR Encumbrance
- d) HWY 57 Trail – DOT Concerns
- e) Logerquist Property - Vision/Maintenance for Site
- f) Cold Storage Procurement

6. Staff Report

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

8. Next Regular Meeting:

- a) July 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 at the Village Administration Building during operating hours (8 a.m. – 4 p.m. Mondays through Thursdays, and 8 a.m. – 12:00 p.m. Fridays).

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

PARKS, PROPERTY & STREETS COMMITTEE MINUTES
MONDAY, MAY 4, 2026
(Approval Pending)

1. Call to Order & Roll Call

May 4, 2026, meeting of the Parks, Property & Streets Committee was called to order by Committee Chair Howson at 1:00 P.M.

Committee Members Present: Committee Chair Louise Howson and members Jerry Ahrens, Nate Bell, and Mike Laszkiewicz

Staff Members Present: Village Administrator Benjamin Andrews, Parks & Streets Director Erik Linczmaier, and Administrative Assistant Sarah Bertges

Public Present: Rachel Stollenwerk, Abby Doobie, Erin Peddle, Jill Wiebe

2. Approve Agenda

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

3. Approve Minutes April 6, 2026, Regular Meeting

Motion to approve the April 6, 2026 minutes as presented by Bell, Second by Ahrens. Motion carried – all ayes.

4. Comments, Correspondence, and Concerns from the Public

Correspondence received from Top of the Thumb was acknowledged.

5. Discussion/Action Items

a. Northern Door Sports and Recreation; Proposal; Facility Reservations Management

Andrews reported that following the previous meeting, Northern Door Sports and Recreation revised their proposal to cover facility reservations management specifically for the tennis courts, gazebo, and sports complex. The revised annual fee is \$1,450. Laszkiewicz relayed feedback gathered from local residents and court users. Key concerns included ensuring the system does not become overly bureaucratic, preventing preferential reservations, guaranteeing walk-up access on open courts, and ensuring courts vacated by no-shows remain available to the public. Rachel Stollenwerk, representing Northern Door Sports and Recreation, confirmed that all of these parameters — including reservation frequency limits, advance booking windows, and no-show forfeiture rules — can be configured during the onboarding process.

The committee discussed the primary benefits of the proposal: reducing staff time and burden, improving public access through real-time calendar visibility, and beginning a broader modernization of village reservation systems including data collection useful for grant applications and budget planning.

The committee agreed to delegate parameter-setting to staff, with Laszkiewicz offering to serve as a liaison during onboarding. The recommendation will be forwarded to the Village Board for approval at the May 19 meeting.

Motion to recommend approval of the Northern Door Sports and Recreation proposal to the Village Board, and to authorize staff to work with Northern Door Sports and Recreation to establish reservation parameters, consulting appropriate parties as needed, was made by Bell and second by Ahrens. Motion carried — all ayes.

b. Memorial Bench Policy Discussion

Andrews provided an update, noting that cost estimates for bench installation under the revised policy are still pending from the contractor. The committee expects costs to be available for the June meeting.

The committee reached consensus on the following policy direction: a two-tiered location system will be established, with Waterfront Park and Marina Park designated as Tier 1 (premium locations), and the sports complex, dog park, and bike path/trails designated as Tier 2. Pebble Beach will be explicitly excluded as an approved bench location. The renewal responsibility rests with the applicant, with no staff obligation to initiate outreach. The full policy, including costs, tiered structure, and updated language, will be brought back for formal adoption at the June meeting. Additionally, the committee directed staff to draft communications for current bench holders whose agreements may have expired, and to utilize email where available. Staff will also consult the Sister Bay GIS inventory to confirm the total number of active benches.

c. Memorial Bench Submission for Review — Janko Family

The committee determined that the Janko family submission, along with other outstanding applications, will be reviewed after the updated Memorial Bench Policy is formally adopted at the June meeting.

d. DNR Encumbrance Update

Andrews reported that the DNR has confirmed the revised appraisal is acceptable. The encumbrance resolution requires a land swap of approximately 0.6 acres valued at \$549,000, which should preferably serve users of Waterfront Park.

Two potential replacement parcels were discussed: the parcel currently occupied by the administration building (contingent on the Triangle Road project proceeding), and a portion of Marina Park to the north of the marina. The committee directed Andrews to investigate both options, confirm eligibility and acceptability with the DNR, and return with a recommendation. An appraisal of the selected parcel will follow.

e. Schedule Walking Tour and Tree Placement – May 2026

The committee addressed two components of this item separately.

Regarding tree placement, Ahrens indicated he did not believe a walking tour was necessary to approve the four proposed tree locations as marked in the packet — two Burr Oaks and two Autumn Blazes — to be planted in front of Al Johnson's parking lot area along the waterfront.

Motion to approve the tree placement locations as identified on page 27 of the packet, consisting of Burr Oak and Autumn Blaze plantings, was made by Ahrens and second by Bell. Motion carried — all ayes.

Regarding the walking tour, the committee agreed to postpone it until August to allow time for recently approved plantings and improvements to develop, and to await the filling of the vacant trustee seat. A date will be confirmed at a future meeting. The tour will be informational in nature, with any action items to be brought forward at a subsequent regular meeting. The sports complex area, including the dog park and parks building, was identified as the preferred tour focus.

6. Executive Session

Motion to suspend the rules and move Item 6a to the end of the agenda was made by Laszkiewicz and second by Ahrens. Motion carried — all ayes.

Item reordered — see below following Item 9.

7. Staff Report, Board Update

Linczmaier reported on several operational matters. Street sweeping following the winter season was noted by Howson as significantly improved over the prior year, attributed in part to a heavier-

1 than-usual sand application due to the severe winter. The railing installation along the waterfront
2 steps was noted as a welcome improvement.

3 Linczmaier updated the committee on a recently completed mezzanine addition at the parks shop
4 building, providing needed overhead storage. It was noted this was an oversight from the original
5 construction and should not require further additions.

6 Linczmaier provided an update on the gazebo project, noting a minor budget overage that will be
7 offset against future Municipal Reimbursement Fund (MRF) allocations. Staff will ensure the Finance
8 Committee is informed.

9 Regarding drainage on South Spring Road, Linczmaier reported that a resident discovered and
10 cleared a previously unknown culvert near the roadway, which resolved significant standing water.
11 Staff will ensure the culvert is entered into the GIS system and added to the maintenance schedule.
12 The county will still be consulted regarding additional ditch grading.

13 A resident of Woodcrest Village addressed the committee, noting that water levels in the adjacent
14 wetlands reached historically high levels this season, with concern about water approaching
15 residential buildings. The resident asked that any drainage improvements on South Spring Road not
16 worsen conditions in the wetland area. The committee and staff acknowledged the concern and
17 noted it will be considered in any future drainage work.

18 19 **8. Matters to be Placed on a Future Agenda or Referred to a Committee, Official or Employee**

20 The following items were identified for future agendas:

21 -Howson suggested inviting a Frontier Communications representative to provide a broadband
22 service update, including coverage progress within village boundaries. The committee agreed this
23 would be appropriate for a future Parks Committee meeting.

24 -Bell requested that staff compile a report on the current condition of the Logerquist property,
25 including a summary of prior work completed and options for an appropriate inspection, in advance
26 of a broader discussion on the property's intended use and any associated investment. Linczmaier
27 noted for the record that the barn on the property is still used intermittently by village crews for
28 overflow storage, and that clean, empty buckets associated with the village's new composting
29 program are being stored in a shed adjacent to the home. The committee acknowledged these
30 operational considerations would need to be factored into any future plans for the property. Staff
31 acknowledged the request and will prepare materials for the June meeting.

32 33 **9. Next Regular Meeting June 1, 2026 at 1:00 PM**

34 The next regular meeting of the Parks, Property & Streets Committee was confirmed for Monday,
35 June 1, 2026 at 1:00 PM.

36 37 **6. Executive Session**

38 **a. Fiber Optic Discussion**

39 Pursuant to Wis. Stats. §19.85(1)(g) — to confer with legal counsel for the governmental body who is
40 rendering oral or written advice concerning strategy to be adopted by the body with respect to
41 litigation in which it is or is likely to become involved.

42 *Motion to convene into closed session was made by Bell and second by Ahrens. Motion carried by roll
43 call vote: Aye: Howson, Bell, Ahrens, Laszkiewicz.*

44 45 46 **10. Adjourn**

47 *Motion by Laszkiewicz, second by Ahrens to adjourn the meeting in executive session at 2:49 PM.*
48 *Motion carried all - ayes.*

49
50 Respectfully submitted by Sarah Bertges, Administrative Assistant.

Ben Andrews

From: Sarah Bertges <adminassist@sisterbaywi.gov>
Sent: Tuesday, May 26, 2026 2:53 PM
To: Louise Howson
Cc: Ben Andrews
Subject: Flower Pot Angel Letter Attached
Attachments: SKM_C450i26052614390.pdf

Hello Louise,

I received the attached letter 5/21/2026 from Sharon of The Flower Pot Angels. Thought you would like to be kept in the loop.

Sarah Bertges**Administrative Assistant****Village of Sister Bay**

PO Box 769

Sister Bay, WI 54234

(920) 854-4118

adminassist@sisterbaywi.gov

Population 1205 (*per 2024 DOA estimate*)

NEW Office Hours:

Monday – Thursday 8:00 AM – 4:00 PM

Friday 8:00 AM – 12:00 PM

(Fridays immediately preceding an election will be open until 5:00 PM for voter registration)

May 15, 2026

Dear Flower Pot Angels,

It's almost time to again beautify Sister Bay, thanks to your efforts. I'm going to assume your continued help at the same location unless I hear from you. I desperately need one more "ANGEL" because someone is no longer able to continue.

The pots will be ready and filled with fertilized dirt by Monday, June 1. Do NOT plant until you see the dirt filled. Inclement weather could change our Village staff schedule.

Joy has requested the flowers be picked up on one of these dates:

--Tuesday, June 2

--Wednesday, June 3

--Thursday, June 4

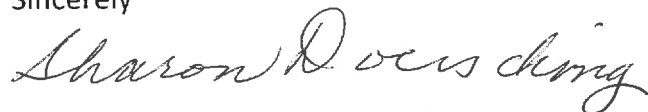
Please plant by Friday, June 5

If you are not able to pick up and plant on that schedule. just give me a call.

Please remember to fertilize every two weeks with the packets provided by Joy. Ask for them if they were not with your flowers. Depending on rain, keep watered.

Thank you, thank you for your work. Call or text me anytime with questions or concerns.

Sincerely



Sharon Doersching 920-421-1941





STAFF REPORT

Date: June 1, 2026

To: Parks, Property and Streets Committee (“Parks Committee”)

Re: Memorial Bench Policy Review

Author(s): Benjamin Andrews, Village Administrator

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

PRIOR ACTION/REVIEW

Recent Parks Committee meetings included extensive discussion on the Memorial Bench Program, the pending bench requests, and the need to review and update the existing policy.

From the **November 3, 2025**, Parks Committee meeting: The Committee voted to enact a moratorium on accepting new bench applications until the policy is reviewed, a working GIS map of all bench locations is completed, the waiting list is updated, and two outstanding bench requests remain postponed.

From the **December 1, 2025**, Parks Committee meeting: The Committee reviewed the existing policy, noting the current moratorium and the two pending applications. New GIS mapping has been completed and displays existing benches. Discussion topics included: updating bench pricing to reflect actual costs, evaluating whether “historical significance” should remain a requirement, considering a tiered location system (prime waterfront vs. other park locations), and potential new bench locations along the future Highway 57 Trail. Staff was directed to gather current bench cost information and potential new materials or frame styles.

At the **April 6, 2026**, Parks Committee meeting, staff presented an updated cost analysis demonstrating that the actual cost to install a memorial bench average \$4,781, significantly higher than the existing \$1,000 donation rate. Committee members discussed whether future pricing should aim for full cost recovery or continue to treat the program as a partially subsidized community service. They also requested that staff explore outsourcing the routing work and consider alternative fabrication methods to reduce labor demands.

The Committee held further discussion on establishing a tiered system for bench placement, maintaining stricter eligibility criteria for high-demand waterfront locations such as Waterfront Park and Marina Park, while allowing more accessible placement standards in secondary locations, including the Sports Complex, Dog Park, and Bike Path. Finally, the Committee reached consensus to revise the renewal process so that responsibility for renewal inquiries and the continuation of terms would rest with the memorial sponsors rather than with Village staff.

Based on the Parks Committee's **May 4, 2026** discussion, staff have updated the draft Memorial Bench Policy to incorporate the tiered location system previously supported by the Committee, including designation of Waterfront Park and Marina Park as Tier 1 locations and the Sports Complex, Dog Park, and Bike Path/Trails as Tier 2 locations. Pebble Beach remains excluded from both tiers.

FINANCIAL INFORMATION

PREVIOUS INFORMATION: Committee request, total cost to construct memorial benches at staff's charge-out rate 2026 year: Total cost \$4,781 compared to hourly rate \$2,941.62.

UPDATE: Erik is working with a contractor to obtain additional information, which will assist the committee with making a decision regarding the price of the memorial bench. While preliminary information has been reviewed in earlier meetings, the updated cost estimate—necessary for establishing the final bench prices for both tiers—has not yet been provided from the contractor as anticipated. Staff expect to receive this information prior to the next Parks Committee meeting.

ATTACHMENT(S)

1. Commemorative Bench Program Policy and Donation Agreement (DRAFT-June 2026)



Village of Sister Bay Commemorative Bench Program Policy and Donation Agreement (DRAFT)

(Approved by the Village Board on [Date])

Policy Purpose: It is the policy of the Village of Sister Bay to accept donations for the purpose of installing commemorative benches within Village parks and public spaces to honor someone special, remember a loved one, or recognize a special event or achievement. Benches placed in Tier 1 locations (Waterfront Park & Marina and Marina Park) must meet a heightened threshold of historical significance to the Village of Sister Bay. Bench placements in Tier 2 locations (Sports Complex, Dog Park, Bike Path and Trails) may meet less stringent requirements. Benches that commemorate significant events in Village history will be determined by the Village Board with assistance from the Sister Bay Historical Society.

Donation Purpose: Donations will be accepted only for the purchase and installation of park benches approved by the Village of Sister Bay.

Tier 1 Policy Statements:

1. Individuals that wish to be commemorated with a physical memorial must have a direct affiliation with, or have lived in, the Village of Sister Bay and have made significant contributions to our community. Memorials need to reflect the Village's "culture" and recognize the person's overall historical significance. Memorials need to "tell the story" of the Village of Sister Bay.
2. Donors will submit a written statement outlining the connection between their honoree and the Village of Sister Bay, in alignment with the Tier 1 purpose.
3. The location of Tier 1 memorial benches shall be sited according to the master plan layout of the Village parks and public spaces. The approved spaces include:
 - a) Waterfront Park
 - b) Marina and Marina Park

*Pebble Beach is not an approved location for either tier 1 or 2.
4. Cost of a memorial bench shall be \$[Price] (Tier 1) which includes all materials, labor, and installation, along with any necessary maintenance endowment.

Tier 2 Policy Statements:

1. The commemorative bench program applies broader, more inclusive criteria that still align with the policy requirement for honorees to have a connection to Sister Bay, but do not require significant historical impact. Standards can include:
 - a. Honorees who lived in or were affiliated with the Village of Sister Bay, even if their contributions were personal, informal, or community-oriented rather than historically impactful.
 - b. Individuals who provided service, volunteerism, or positive engagement in the community, regardless of scale.
 - c. Residents or community members whose presence or everyday contributions enriched the community in meaningful, but not historically defining, ways.
 - d. Persons remembered primarily for family, personal, or neighborhood connections within Sister Bay.
2. Donors will submit a written statement outlining the connection between their honoree and the Village of Sister Bay, in alignment with the Tier 2 purpose.
3. The location of Tier 2 memorial benches shall be sited according to the master plan layout of the Village parks and public spaces. The approved spaces include:
 - c) Sports Complex
 - d) Dog Park
 - e) Bike Path and Trails

*Pebble Beach is not an approved location for either Tier 1 or 2.
4. Cost of a memorial bench shall be \$[Price] (Tier 2) which includes all materials, labor, and installation, along with any necessary maintenance endowment.

General Policy Statements:

5. The Parks, Property, and Streets Committee will have final approval of requested memorials and the location of placement. The policy will be implemented by Village Staff.
6. Once donated, the memorial becomes the property of the Village, and it is prohibited for donors to decorate or add adornment to the memorial item.
7. Commemorative benches shall be constructed of wood with a metal frame and placed on concrete slabs where necessary. The commemoration statement will be routed directly on the bench.
8. The wording on the memorial will be limited to
 - a) In memory of ...
 - b) In honor of ...
9. A commemorative bench will remain in place for a term of ten (10) years from installation. At the conclusion of the term, the memorial sponsor is responsible for contacting the Village if they wish to renew their agreement. As of the adoption of this policy, the Village will no longer initiate renewal notifications. The renewal fee will be the current program rate established by the Village at the time of renewal. Renewal reauthorizes the bench for an additional ten (10) years; the Village does not guarantee the condition or location of the existing bench at the time of renewal. If no renewal request is received by the expiration date, the Village may remove, relocate, or offer the bench location to a new donor.
10. Donors must enter into a written donation agreement with the Village (attached). This document will specify the terms of any gift, which may include provisions regarding maintenance, life span, and donor recognition.
11. This policy will be reviewed annually and updated as necessary.
12. The master plan of public parks and public spaces will be reviewed and updated as necessary.

Commemorative Bench Program Donation Agreement

Please complete this application to donate a park bench to the Village of Sister. Village staff will contact you regarding acceptance of your application and placement of your memorial.

I wish to donate a memorial park bench IN MEMORY OF IN HONOR OF (check one)

(limit of 23 characters including spaces)

Donor Name: _____

Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Alternate Contact Name: _____

Alternate Contact Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Desired location for placement of memorial:

Tier 1 (\$[Price])

Tier 2 (\$[Price])

Waterfront Park

Sports Complex

Bike Path and Trails

Marina and Marina Park

Dog Park

Enclosed is a fee for a park bench payable by check to VILLAGE OF SISTER BAY. I have also attached a written statement (see back of form), which will be edited by village staff and posted on the village's website.

Completed form and payment can be mailed to PO BOX 769, Sister Bay, WI 54234. Questions on completion of this form can be directed to staff at (920) 854-4118 or email info@sisterbaywi.gov.

I acknowledge that a monetary donation is being offered to support Village of Sister Bay parks. I agree that I have read the entire Commemorative Bench Program Policy and understand the terms and conditions under which I am making this request. With this donation, the Village of Sister Bay will install a commemorative park bench for a period of 10 years engraved with the name of the designated honoree indicated above. After 10 years, the bench may be removed or refurbished with a future donation. I also grant permission for the Village of Sister Bay to compile and share the written statement about the honoree submitted with this request on their website for the public to enjoy.

Signature

Date



STAFF REPORT

Date: June 1, 2026

To: Parks, Property and Streets Committee

Re: Memorial Bench Submissions for Review

Author(s): Benjamin Andrews, Village Administrator

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

POLICY ISSUE(S)

“Should the Parks Committee approve the requests for memorial benches under the Commemorative Bench Program Policy.”

BACKGROUND INFORMATION

The Village received a memorial bench application:

1. Winn Family Memorial Bench Application 9-19-2025
2. Strang Family Memorial Bench Application 8-18-2025
3. Memorial Bench Submission for Review- Janko Family 4-27-2026
4. Rafferty Family Memorial Bench Application 5-7-2026

. The request includes:

- A proposed bench inscription in memory/honor of an individual (exact text submitted in application).
- A written statement describing the honoree’s connection to the Village, as required by the policy.

Under the Village’s Commemorative Bench Program Policy, memorials must meet several criteria:

1. The honoree must have direct affiliation with or have lived in the Village of Sister Bay and have made significant contributions to the community. Memorials must reflect Village culture and history.
2. Donors must submit a written statement outlining the honoree’s connection; staff may edit for clarity or length. These statements are posted on the Village website.
3. The Parks, Property & Streets Committee and/or Village staff have final approval on the memorial and location.

4. Only Village-approved bench models and installation methods may be used, and the commemoration wording must be within “In Memory of ...” or “In Honor of ...”

The Committee’s role is to determine whether the memorial meets the policy criteria related to the honoree’s connection, contributions, and suitability within the Village’s cultural and historical context.

ACTION(S)

Village Staff recommend reviewing the submission with the Committee, and determining if the approval meets the following:

- The honoree’s contributions, as described in the written statement, meet the policy requirement of significant affiliation and contribution to Sister Bay, and
- The requested bench location is consistent with the approved sitting areas in the policy.

It would be desirable for each of the applications to have a decision made independently.

If the Committee is in favor, the following motion may be made:

“I move to conditionally approve the memorial bench request submitted by the _____ Family, with final placement and acceptance contingent upon the applicant’s compliance with the forthcoming revised Commemorative Bench Program Policy.”

POLICY ALTERNATIVE(S)

The Parks could take the following actions:

- Approve (Conditional)
- Approve (As Presented)
- Deny
- Postpone

Commemorative Bench Program Donation Agreement

Please complete this application to donate a park bench to the Village of Sister. Village staff will contact you regarding acceptance of your application and placement of your memorial.

I wish to donate a memorial park bench IN MEMORY OF IN HONOR OF (check one)

Robert and Lorna Winn

(limit of 23 characters including spaces)

Donor Name: Daniel Winn

Address: [Redacted]

City, State, Zip: [Redacted]

Email: [Redacted] Phone: [Redacted]

Alternate Contact Name: Thelma Winn

Alternate Contact Address: same as above

City, State, Zip: same as above

Email: [Redacted] Phone: [Redacted]

Desired location for placement of memorial: Sister Bay

Enclosed is a fee of \$1000 for a park bench payable by check to VILLAGE OF SISTER BAY. I have also attached a written statement (see back of form) which will be edited by village staff and posted on the village's website.

Completed form and payment can be mailed to PO BOX 769, Sister Bay, WI 54234. Questions on completion of this form can be directed to staff at (920) 854-4118 or email info@sisterbaywi.gov.

I acknowledge that a monetary donation is being offered to support Village of Sister Bay parks. I agree that I have read the entire Commemorative Bench Program Policy and understand the terms and conditions under which I am making this request. With this donation, the Village of Sister Bay will install a commemorative park bench for a period of 10 years engraved with the name of the designated honoree indicated above. After 10 years, the bench may be removed or refurbished with a future donation. I also grant permission for the Village of Sister Bay to compile and share the written statement about the honoree submitted with this request on their website for the public to enjoy.

Dan Winn
Signature

9-18-25
Date

Commemorative Bench Program Honoree Details

Want to remember an individual important to the area? Consider the following questions when creating your statement about your family member and/or loved one:

While residing in the Village:

- *where were they employed or did they own their own business
- *did this person serve on any project committees
- *did this person conduct any volunteer service in the village
- *list any other significant contributions to Sister Bay

Statements need not be overly long. Village staff will contact you at the email or number provided on the reverse of this form if clarification is needed.

My parents were Sister Bay residents since 1985. First operating their house on Cardinal Ct. as a vacation rental long before Air B+B. It was our vacation home when not rented. Then they remodeled the house and moved in as their retirement home in the late 1990's. They had a great 20-30 years up here on the door. They worked together at Sweetie Pies for a stint toward the end and probably were involved in many Door Co / Sister Bay events. Dad was a Lion's Club member also.

Bob and Lorna Winn were their names.



Village of Sister Bay Commemorative Bench Program Policy and Donation Agreement

(approved by the Village Board 04/20/21)

It is the policy of the Village of Sister Bay to accept donations for the purpose of installing commemorative benches within Village parks and public spaces to offer the opportunity to honor someone special, to remember a loved one, or to recognize a special event or achievement. Benches that commemorate significant events in village history will be determined by the Board with assistance from the Sister Bay Historical Society.

Donation Purpose: Donations will be accepted only for the purpose of purchasing and installing park benches approved by the Village.

Policy Statements:

1. Individuals that wish to be commemorated with a bench must have a direct affiliation with, or have lived in, the Village of Sister Bay. Memorials must be significant contributions to our community. Memorials must be meaningful and "tell the story" of the Village of Sister Bay. *Emailed 11/10/25 on hold request 12/16/25 return check*
2. Donors will submit a written statement outlining the connection between their honoree and the Village of Sister Bay. These statements will be compiled and shared on the village's website as a further means of commemoration and carry on the story of those who have shaped Sister Bay. Village staff reserve the right to edit the statement for appropriateness and length, if required.
3. The Parks, Property and Streets Committee and/or Village Staff will have final approval of requested memorials and location of placement.
4. The location of memorial benches shall be sited according to the master plan layout of the Village parks and public spaces. The approved spaces include:
 - a) Waterfront Park
 - b) Marina and Marina Park
 - c) Sports Complex
 - d) Dog Park
 - e) Bike Path

RECEIVED AUG 18 2025

Commemorative Bench Program Donation Agreement

Please complete this application to donate a park bench to the Village of Sister. Village staff will contact you regarding acceptance of your application and placement of your memorial.

I wish to donate a memorial park bench IN MEMORY OF IN HONOR OF (check one)

(limit of 23 characters including spaces)

Donor Name: Julie Strang
Address: [Redacted]
City, State, Zip: [Redacted]
Email: [Redacted] Phone: [Redacted]

Henigejuliea
Alternate Contact Name: Jan Behn
Alternate Contact Address: [Redacted]
City, State, Zip: [Redacted]
Email: [Redacted] Phone: [Redacted]

Desired location for placement of memorial: Public Bench, Little Sister Cemetery

Enclosed is a fee of \$1000 for a park bench payable by check to VILLAGE OF SISTER BAY. I have also attached a written statement (see back of form) which will be edited by village staff and posted on the village's website.

Completed form and payment can be mailed to PO BOX 769, Sister Bay, WI 54234. Questions on completion of this form can be directed to staff at (920) 854-4118 or email heidi.teich@sisterbaywi.gov.

Sister Bay
Waterfront
Park or
Sister Bay
Marina
or
Dog Park

I acknowledge that a monetary donation is being offered to support Village of Sister Bay parks. I agree that I have read the entire Commemorative Bench Program Policy and understand the terms and conditions under which I am making this request. With this donation, the Village of Sister Bay will install a commemorative park bench for a period of 10 years engraved with the name of the designated honoree indicated above. After 10 years, the bench may be removed or refurbished with a future donation. I also grant permission for the Village of Sister Bay to compile and share the written statement about the honoree submitted with this request on their website for the public to enjoy.

Signature Julie Strang

Date 8-7-25

RECEIVED AUG 18 2025

In Memory of Bill and Audrey Strang

Julie Strang

310 N Owen Dr.

Madison, WI 53705

henigejulie@hotmail.com, 608-335-9802

Tim Strang

4119 Bristol Ct.

Northbrook, IL 60062

tjstrang@yahoo.com, 312-802-0550

We would love to have a bench in sister bay to honor our parents as this was a very special place for them. Our Grandfather, Allen Strang, used to have a cabin they named the "folly" right on pebble beach. He was the founder of Strang Architecture in Madison, WI. I am not sure if he was involved in any local organizations or volunteerism?

My dad had to sell the cabin unfortunately on in the 90's to help pay for his memory care in the later years of his life. It was a very special place for my parents as my dad proposed to my mom on Pebble Beach, and they are buried in little sister cemetery right by Pebble Beach. They went every summer of their 49 years together to golf and see theatre, enjoy the Peninsula. My brother and I grew up with fond memories and visit often as well. Fish boils, Camping, fishing... My brother and his wife enjoyed their honeymoon in Door County. All of us have plots purchased in little sister cemetery.

On my last visit a few weeks ago, I saw the restoration down by pebble beach and the beautiful new path. Our number one choice would be to have a bench on the beach there, on the path, or in little sister cemetery. If those are not options, then the next choice would be Sister bay waterfront park, Marina park, or the dog park.

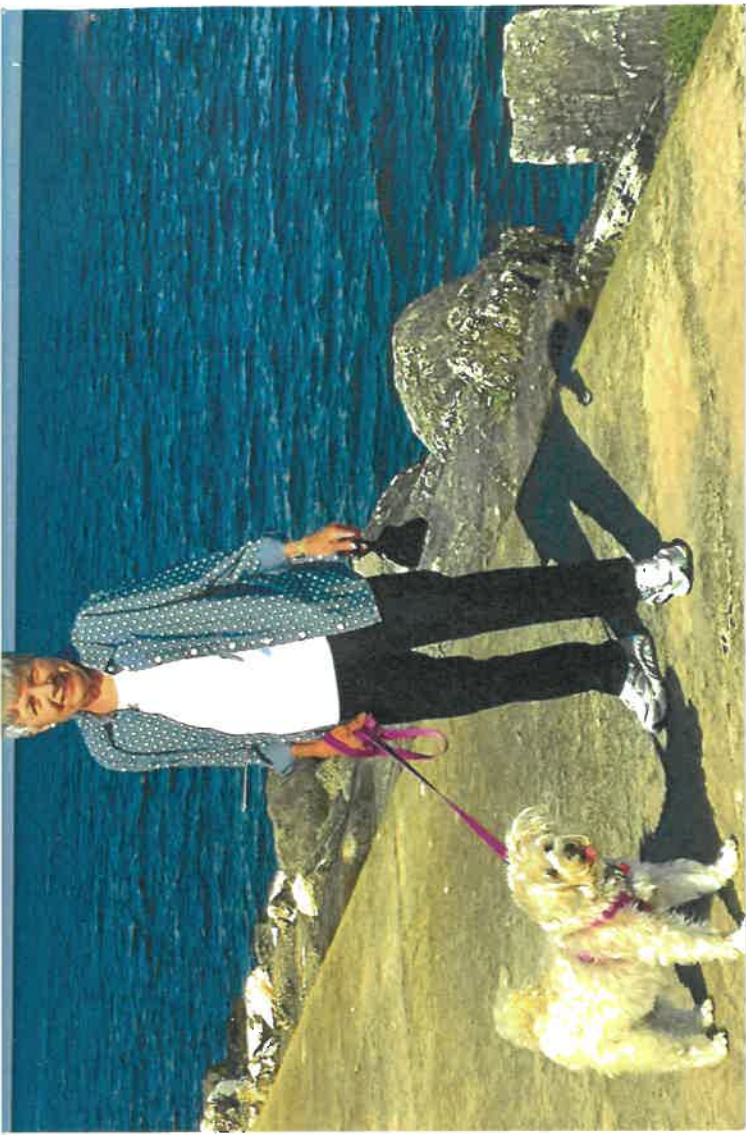
I am going to send along a few photos, one of my parents posing on Pebble Beach right after their engagement. Another of them holding my brother and I on the deck of the cabin on Pebble Beach, and my Father's obituary which shares their engagement story.

Thank you very much for considering a bench for them, it would mean so much to our family.

Sincerely,

Julie/ Tim Strang

RECEIVED AUG 18 2025



Pan. State Park



Engagement at Pelobk Beach



Pebble Beach



In Memory of

William "Bill" Allen Strang

September 23, 1937 - September 3, 2014

William "Bill" Allen Strang, age 76, of Madison, Wisconsin, died Wednesday September 3, 2014 at St. Mary's Hospital following a long battle with heart disease. Bill was born September 23, 1937 in Richland Center, Wisconsin, the son of Allen Strang and Alice (Parfrey) Strang.

He is survived by his wife Audrey, son Tim, daughter Julie, grandchildren Marlee, Alex, Lauren, Nicolas, and Ryan. He is further survived by his sister Betsy Willis and her husband Bob, and their sons Bob, Brad, Bill, and Mike.

Bill had been married to his lovely wife Audrey for an adventure-filled 49 years. He proposed on Pebble Beach in Sister Bay, Door County, and they were married on September 4, 1965.



Bill was a Badger through and through. He graduated from UW-Madison with a bachelor of Business Administration in June 1959, Master of Business Administration in January 1961 and completed his PhD in Marketing in January 1967. At 623 pages, he had the longest dissertation on record at the time which was lovingly typed by his devoted wife. He taught Marketing at UW-Madison from 1963-1979 and was Associate Dean for External Relations from April 1983 until his retirement in 1999.

The adoption of his son, Tim, and birth of his daughter, Julie, brought much joy to Bill. He felt doubly blessed to welcome his daughter-in-law, Jennifer Spruiell, and son-in-law, Brian Hentge, to his family. He was further blessed to welcome his five adored grandchildren whose antics brought much joy to Bill over the last few years.

Through his time at the university and in retirement, Bill and Audrey enjoyed travel throughout the world. This included trips to South America, China, and Europe. Family vacations included trips to Canada, Florida, Arizona, and Door County. He loved to fish and his trips of portaging into Canada were among his favorite memories. Playing golf in Door County with his wife Audrey was an annual tradition. He followed the UW basketball team for over 40 years and was former president of the Badger Basketball Boosters. He was able to retire at the age of 62 and enjoyed playing golf with Audrey, spending time with family, following UW sports, enjoying shows at the Overture, and reading.

Professionally, his proudest accomplishments were his role in the creation and development of the Fluno Center and his role as chairman of the building committee for Grainger Hall. He also took pride in his economic impact studies, his 10-year forecasts of Wisconsin's economy, and his service to the Wisconsin Economic Development Commission.

Bill had a love of animals his whole life. He will be greeted at heavens gates by his dogs Pat, Dutchess, Bunker, Chico, DeDe, and Tasha. Phoebe, a five-year-old schnoodle, is their current "child" and will bring Audrey great comfort in the difficult days ahead.



Re: Bench

From Sarah Bertges <adminassist@sisterbaywi.gov>

Date Mon 11/10/2025 9:01 AM

To Julie Strang <henigejulie@hotmail.com>

Hello Julie,

I apologize for the delayed response. The review of your bench was discussed at the November 3 meeting. Unfortunately, the committee has decided to put a hold on all bench application decisions until they have an opportunity to revisit the bench policy.

We will hold on to your application and bring it in front of the committee once again as soon as they lift the hold.

We will keep you posted as soon as we hear anything additional. Please let me know if you have additional questions.

Thank you,

Sarah Bertges

Administrative Assistant

Village of Sister Bay

PO Box 769

Sister Bay, WI 54234

(920) 854-4118

adminassist@sisterbaywi.gov

Population 1205 (per 2024 DOA estimate)

NEW Office Hours:

Monday – Thursday 8:00 AM – 4:00 PM

Friday 8:00 AM – 12:00 PM

(Fridays immediately preceding an election will be open until 5:00 PM for voter registration)

From: Julie Strang <henigejulie@hotmail.com>

Sent: Sunday, November 9, 2025 9:47 AM

To: Sarah Bertges <sarah.bertges@sisterbaywi.gov>

Subject: Fw: Bench

Not sure who the right person is to send this to(?)

From: Julie Strang <henigejulie@hotmail.com>

Sent: Sunday, November 9, 2025 3:43:38 PM



December 16, 2025

Julie Strang
310 N Owen Drive
Madison, WI 53705

Hello Julie,

Thank you for submitting your application for a memorial bench in Sister Bay in memory of your parents, Bill and Audrey Strang. I submitted a report to the Parks, Properties & Streets Committee for consideration, and was informed that the committee has put on hold all bench memorial requests as they review the approval policy. I am returning to you your check of \$1000 while the committee updates their policy. I will reach out to you at a later date when the committee lifts the hold and reaches a decision on your bench.

I wish I had a better result for you at this time, but appreciate your understanding. Thank you,

Sarah Bertges
Administrative Assistant
adminassist@sisterbaywi.gov

Mailed/Returned
check # 5046
\$1000
12/16/2025
Sarah.

Commemorative Bench Program Donation Agreement

Please complete this application to donate a park bench to the Village of Sister. Village staff will contact you regarding acceptance of your application and placement of your memorial.

I wish to donate a memorial park bench IN MEMORY OF IN HONOR OF (check one)

MIKE AND PAT JANKO

(limit of 23 characters including spaces) MIKE AND PAT JANKO

Donor Name: The Janko Girls (via Kate Whitfield)
Address: [REDACTED]
City, State, Zip: [REDACTED]
Email: [REDACTED] Phone: [REDACTED]

Alternate Contact Name: Jennifer Andriano
Alternate Contact Address: [REDACTED]
City, State, Zip: [REDACTED]
Email: [REDACTED] Phone: [REDACTED]

Desired location for placement of memorial: Waterfront Park⁽¹⁾ or Marina⁽²⁾

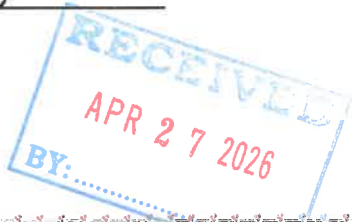
Enclosed is a fee of \$1000 for a park bench payable by check to VILLAGE OF SISTER BAY. I have also attached a written statement (see back of form) which will be edited by village staff and posted on the village's website.

Completed form and payment can be mailed to PO BOX 769, Sister Bay, WI 54234. Questions on completion of this form can be directed to staff at (920) 854-4118 or email info@sisterbaywi.gov.

I acknowledge that a monetary donation is being offered to support Village of Sister Bay parks. I agree that I have read the entire Commemorative Bench Program Policy and understand the terms and conditions under which I am making this request. With this donation, the Village of Sister Bay will install a commemorative park bench for a period of 10 years engraved with the name of the designated honoree indicated above. After 10 years, the bench may be removed or refurbished with a future donation. I also grant permission for the Village of Sister Bay to compile and share the written statement about the honoree submitted with this request on their website for the public to enjoy.

Katherine Whitfield
Signature

4/18/26
Date



Commemorative Bench Program Honoree Details

Want to remember an individual important to the area? Consider the following questions when creating your statement about your family member and/or loved one:

While residing in the Village:

- *where were they employed or did they own their own business
- *did this person serve on any project committees
- *did this person conduct any volunteer service in the village
- *list any other significant contributions to Sister Bay

Statements need not be overly long. Village staff will contact you at the email or number provided on the reverse of this form if clarification is needed.

Our parents were married May 1, 1976 and immediately began annual vacations to Door County every summer. Six years ago they deepened that connection by purchasing their second home in Sister Bay. To commemorate their 50th wedding anniversary their 4 daughters and 10 grandchildren would like to honor them with a bench in the place they have made their second home and where the family of 20 continues to spend weeks together each summer, some holidays, and other celebrations. Our parents also spend much of the rest of the year enjoying their view from the Yacht Club, hosting guests, and partaking in many local events (Full Fist, the Goat Parade, and the Cherry Drop at Husky's being some favorites). Sister Bay has been the backdrop for many of our most meaningful family moments. Two members took their very first steps here and another celebrated her wedding in this beloved village. The joy, laughter, and togetherness we experience here are woven into the fabric of our family's story. While we enjoy activities all across the Peninsula, Sister Bay is home. We have watched it grow and change and have appreciated every iteration. This is the place where we are all happiest and we can think of no more meaningful way to honor them than with their own spot of commemoration in the place that has brought us immeasurable happiness, treasured memories, and a lifelong sense of belonging. A bench in Sister Bay would be a tribute not only to their remarkable marriage, but also to the love of family and community that they have shared with us.

Commemorative Bench Program Donation Agreement

Please complete this application to donate a park bench to the Village of Sister. Village staff will contact you regarding acceptance of your application and placement of your memorial.

I wish to donate a memorial park bench IN MEMORY OF IN HONOR OF (check one)

Walter J Swietlik, Jr

(limit of 23 characters including spaces)

Donor Name: The Rafferty Family (Leslie M Hoffmann)

Address: [REDACTED]

City, State, Zip: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Alternate Contact Name: _____

Alternate Contact Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Desired location for placement of memorial: Marina Park

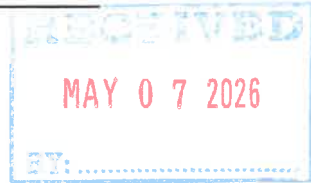
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Completed form and payment can be mailed to PO BOX 769, Sister Bay, WI 54234. Questions on completion of this form can be directed to staff at (920) 854-4118 or email info@sisterbaywi.gov.

I acknowledge that a monetary donation is being offered to support Village of Sister Bay parks. I agree that I have read the entire Commemorative Bench Program Policy and understand the terms and conditions under which I am making this request. With this donation, the Village of Sister Bay will install a commemorative park bench for a period of 10 years engraved with the name of the designated honoree indicated above. After 10 years, the bench may be removed or refurbished with a future donation. I also grant permission for the Village of Sister Bay to compile and share the written statement about the honoree submitted with this request on their website for the public to enjoy.

Leslie M Hoffmann
Signature

4-May-2026
Date



Commemorative Bench Program Honoree Details

Want to remember an individual important to the area? Consider the following questions when creating your statement about your family member and/or loved one:

While residing in the Village:

- *where were they employed or did they own their own business
- *did this person serve on any project committees
- *did this person conduct any volunteer service in the village
- *list any other significant contributions to Sister Bay

Statements need not be overly long. Village staff will contact you at the email or number provided on the reverse of this form if clarification is needed.

Walter "Wally" Swietlik was born in Port Washinton and loved being on the water.

Walt loved sailing and was part of a racing crew for many years, crewing most recently

River Road. His dream of living on the water was finally realized when he and his wife,

Kelly, purchased their condo at the Yacht Club of Sister Bay after many years of

vacationing in rental properties. Walt served on the Condo Board to ensure the complex

lived up to the reputation of the village. He enjoyed summer walks along the marina,

fall colors, New Year's Eve Cherry Drops, and Easter vacations in Sister Bay.

Walt was an amazing, kind and generous man sharing his fondness for Sister Bay

with family and friends – introducing many of us to the fun that was Fall Fest. Walt

would sit for hours watching the boats come into the marina, an activity he did last two

days before he passed away. Our family can think of no better way to honor him than

with this bench in Marina Park in a village he loved.



STAFF REPORT

Date: May 4, 2026

To: Parks, Property and Streets Committee
Re: Knowles-Nelson Stewardship Program; Encumbrance Resolution Options;
Author(s): Benjamin Andrews, Village Administrator

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

BACKGROUND INFORMATION

In 2011, the Village received a \$1.4 million Knowles-Nelson Stewardship grant to acquire land for Waterfront Park. In 2015, the grant agreement was amended to allow the creation of parking along the highway near the park, reducing the park size by 0.063 acres. The lost land was replaced with 0.6 acres at the Marketplace Parking Lot, which became encumbered by grant restrictions requiring public access. Later, the Village approved a Development Agreement with The Dorr Hotel, granting exclusive use of some Marketplace lot stalls, violating the grant terms.

Village Staff contracted professional appraisal services for an appraisal report for the real estate property (Lot 11, Mill Road). According to the appraisal report, the property's market value is \$549,000.

The DNR reviewed the appraisal report and indicated it was acceptable for use.

The next step in the process is to determine potential replacement land that meets the DNR's conditions. The Parks Committee was provided with an update on May 4th, 2026, and was provided with the opportunity to identify potential sites. Two options were identified:

1. Marina Park (Portion North of Marina)
2. Parking Parcels – Current Administration Building

DETERMINATION

Village Staff met with the DNR to discuss the options identified by the committee:

Marina Park: The parcel is currently encumbered and would not be considered a viable option.



Parking Parcels: This would be considered a viable option; however, the site is only 0.24 acres, which would not meet the 0.60 acres required to meet the encumbrance. This site would need to be “bundled” with another site.

Another option was identified during the conversation:

Portions of Waterfront Park:

The DNR discussed using the remaining portion of waterfront park to be encumbered. This would include multiple parcels along the Marina area as identified on the map:

Parcels:

1810005312841L	0.220 acres
1810005312841L1	0.150 acres
1810005312841M	0.140 acres
1810005312841M1	0.180 acres
TOTAL (Approx.)	0.690 acres

Current DNR Encumbered Areas



The parcels would be ideal because the value is likely higher than the \$549,000 necessary and is greater than 0.60 acres. It is important to note that the area would need to remain as its current use in perpetuity.

NEXT STEPS

The Parks Committee is encouraged to identify a site to move forward on and obtain a survey/appraisal to identify the area/value. If the criteria are met as a result, the DNR would initiate a grant agreement amendment to exchange the existing area and move the encumbrance to a new site.

ATTACHMENT(S)

1. Email from DNR

From: [Roffler, Luke S - DNR](#)
To: [Ben Andrews](#)
Cc: [Louise Howson](#)
Subject: RE: DNR Encumbrance - Village of Sister Bay
Date: Monday, May 18, 2026 12:51:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Ben,

Thanks for sending this. Do you want to propose a few dates/times that work for you to discuss over a virtual meeting? Thanks.

Luke S. Roffler

Grant Manager, Knowles-Nelson Stewardship Program / LWCF / NCWC
 Wisconsin Department of Natural Resources
 141 NW Barstow Street
 Waukesha, WI 53188
 (608)294-8017
luke.roffler@wisconsin.gov



dnr.wi.gov

Our core values include professionalism, integrity, and customer service.

Please visit our [survey](#) to provide feedback on your experience interacting with any DNR employee.



From: Ben Andrews <administrator@sisterbaywi.gov>
Sent: Tuesday, May 5, 2026 11:28 AM
To: Roffler, Luke S - DNR <luke.roffler@wisconsin.gov>
Cc: Louise Howson <louise.howson@sisterbaywi.gov>
Subject: DNR Encumbrance - Village of Sister Bay

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Luke,

Thanks for confirming earlier next month that the appraisal was appropriate. The Village's appropriate committee met and discussed the next steps. The Village would like to explore two potential locations as suitable replacements:

#1 Marina Park – located adjacent to Waterfront Park. The parcel of Marina Park that is proposed is .0670 acres and is 950 ft away (aerial) from Waterfront Park. The park is primarily open space. An appraisal has not been conducted to determine a value.

#2 Former Administrative Building (to be turned into Park) – This site is proposed to have 31 parking stalls and a green space. The site is 0.24 acres, and the current use has an appraisal of \$248K. The change to parking may change the appraisal value of this site. I understand this is a small parcel and would potentially need to be combined with another replacement parcel to meet the requirements. Regardless, we wanted to check whether this was potentially eligible.

Feel free to review. We would also be interested in setting up another time to briefly meet regarding the findings.

Regards,



Benjamin Andrews

Village Administrator/Zoning Administrator

Village of Sister Bay

PO Box 769

Sister Bay, WI 54234

administrator@sisterbaywi.gov

From: Roffler, Luke S - DNR <luke.roffler@wisconsin.gov>

Sent: Thursday, April 9, 2026 10:05 AM

To: Ben Andrews <administrator@sisterbaywi.gov>

Cc: Louise Howson <louise.howson@sisterbaywi.gov>

Subject: RE: SISTER BAY PARKING LOT UPDATE

Ben,

Good news, the appraisal has been reviewed and accepted for use. The revised report only includes Lot 11, which is the parcel with KN-Stewardship encumbrance. I can't speak to whether the Village will want to move on from the larger parking lot.

As far as the KNS conversion goes, the Village will need to find a suitable replacement parcel that meets or exceeds the following:

- Acreage: 0.60 acres
- Appraised value: \$549,000
- Recreational utility
 - Preferably a parcel that serves the users of Waterfront Park, which is where the original

KNS conversion occurred.

- Preferably a parcel that replaces the lost parking stalls at Lot 11.

Happy to jump on a call to talk through possible replacement parcels when you're ready. Let me know if you have any additional questions. Thank you.

Luke S. Roffler

Grant Manager, Knowles-Nelson Stewardship Program / LWCF
Wisconsin Department of Natural Resources
141 NW Barstow Street
Waukesha, WI 53188
(608)294-8017

luke.roffler@wisconsin.gov



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From: Roffler, Luke S - DNR

Sent: Monday, March 30, 2026 11:06 AM

To: 'Ben Andrews' <administrator@sisterbaywi.gov>

Cc: Louise Howson <louise.howson@sisterbaywi.gov>; kevin@dummanappraisals.com

Subject: RE: SISTER BAY PARKING LOT UPDATE

Thanks Ben. I will get this on the stack for review and reconnect when I hear back.

Luke S. Roffler

Grant Manager, Knowles-Nelson Stewardship Program / LWCF
Wisconsin Department of Natural Resources
141 NW Barstow Street
Waukesha, WI 53188
(608)294-8017

luke.roffler@wisconsin.gov



dnr.wi.gov

Our core values include professionalism, integrity, and customer service.

Please visit our [survey](#) to provide feedback on your experience interacting with any DNR employee.



From: Ben Andrews <administrator@sisterbaywi.gov>

Sent: Friday, March 27, 2026 2:04 PM

To: Roffler, Luke S - DNR <luke.roffler@wisconsin.gov>

Cc: Louise Howson <louise.howson@sisterbaywi.gov>; kevin@dummanappraisals.com

Subject: FW: SISTER BAY PARKING LOT UPDATE

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Luke,

I received the revised appraisal report for the DNR's encumbrance. Before presenting to the Village's committee, the Village is requesting that the DNR review the report and confirm that the value identified and the methodology are accurate and will be acceptable to the DNR before moving forward to getting the encumbrance resolved.

Please review and let me know if you would like to have a conversation over the phone if there are any issues.

Regards,



Benjamin Andrews

Village Administrator/Zoning Administrator

Village of Sister Bay

PO Box 769

Sister Bay, WI 54234

administrator@sisterbaywi.gov

From: Janet Dumman <janet@dummanappraisals.com>

Sent: Friday, March 27, 2026 10:55 AM

To: Ben Andrews <administrator@sisterbaywi.gov>

Subject: SISTER BAY PARKING LOT UPDATE

Attached is the updated report for the parking lot (Lot 11) on Mill Road in the Village of Sister Bay. Please look it over carefully and address any questions or comments directly to Kevin at kevin@dummanappraisals.com or you may of course call him at the number listed below if you wish. Thank you for allowing us to be of service to you in this matter.

Janet Dumman

Dumman Appraisal Group, LLC

923 Lake Street – P.O. Box 65

Algoma, WI 54201-0065

Phone 920-487-2345

Email janet@dummanappraisals.com



STAFF REPORT

Date: June 1, 2026

To: Parks, Property and Streets Committee

Re: HWY 57 Trail – DOT Concerns

Author(s): Benjamin Andrews, Village Administrator

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

POLICY ISSUE(S)

“Should the Parks Committee provide direction to Village Staff and REL on which design option to pursue in response to WisDOT’s “Clear Zone” concerns for the STH 57 Trail Project?”

BACKGROUND INFORMATION

Village Administrator Benjamin Andrews and Parks Committee Chairperson Louise Howsen met with representatives from Robert E. Lee & Associates (REL) to discuss recent correspondence from WisDOT regarding ongoing “Clear Zone Concerns” for the STH 57 Trail project.

WisDOT has indicated that portions of the proposed trail may fall within the required safety clear zone adjacent to STH 57, and that this may necessitate either design changes or additional real estate acquisition.

The DOT indicated that this is due to the vehicle incidents (“runoffs”) that occurred within the area, which is why the DOT is not using the standard that would normally be applied.

REL and Village staff reviewed potential options to address these concerns. Below is a high-level summary of each option:

1. WisDOT Option – Maintain Full Clear Zone Compliance

WisDOT has repeatedly stated that any segment of the trail located within the clear zone is unacceptable and may require relocation. If the trail must be moved farther from the roadway to meet clear zone requirements, the Village would need to purchase additional right-of-way. This option requires additional real estate acquisition—more than originally anticipated—and would result in increased project cost.

2. Urbanization of West Shoulder

REL presented an alternative solution that would eliminate the clear zone conflict by urbanizing the west shoulder from Northwoods to Gatewood Drive. In this context, “urbanization” refers to the installation of curb and gutter, thereby changing the roadway classification and removing the full clear zone requirement. REL estimates this construction work at approximately \$238,000.

3. No Change to Project (Maintain Existing Design)

The Village could attempt to persuade WisDOT to accept the current design without modifications. REL and Village staff continue to assert that the design meets applicable safety and slope requirements. However, there is no guarantee that WisDOT will accept the design as-is, and delays or required revisions may still occur.

NEXT STEPS

The Parks Committee is asked to review these options and provide direction. Both Options 1 and 2 require additional cost—either through real estate, engineering, or construction. Once direction is given, Village staff will communicate with REL to proceed.

ATTACHMENT(S)

1. Urbanization Cost Estimate
2. Real Estate Impact Comparison
3. Project Specifications (DRAFT)

OWNER Village of Sister Bay
PROJECT STH 57 - Urbanize West Shoulder
 (Northwoods Dr to Gateway Dr)
DATE 4/30/2026



Sth 57 - Urbanize West Shoulder (Northwoods Dr to Gatewood Dr)					
Item		Unit	Qty.	Unit Price	Total Price
204.0110	Removing Asphaltic Surface	SY	1000	\$ 6.00	\$ 6,000.00
305.0120	Base Aggregate Dense 1 1/4-Inch	TON	100	\$ 20.00	\$ 2,000.00
460.5224	HMA Pavement 4 LT 58-28 S	TON	250	\$ 98.00	\$ 24,500.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	4500	\$ 18.00	\$ 81,000.00
608.0315	Storm Sewer Pipe Reinforced Concrete Class III 15-Inch	LF	375	\$ 90.00	\$ 33,750.00
608.0318	Storm Sewer Pipe Reinforced Concrete Class III 18-Inch	LF	400	\$ 95.00	\$ 38,000.00
611.0624	Inlet Covers Type H	EACH	15	\$ 750.00	\$ 11,250.00
611.2004	Manholes 4-FT Diameter	EACH	1	\$ 4,000.00	\$ 4,000.00
611.3230	Inlets 2x3-FT	EACH	15	\$ 2,500.00	\$ 37,500.00
SUBTOTAL					\$ 238,000.00
TOTAL CONSTRUCTION					\$ 238,000.00
TOTAL					\$ 238,000.00

**STH 57 Trail Right of Way Impacts Comparison
Village of Sister Bay**

Urbanized Impacts, trail 5 feet behind curb

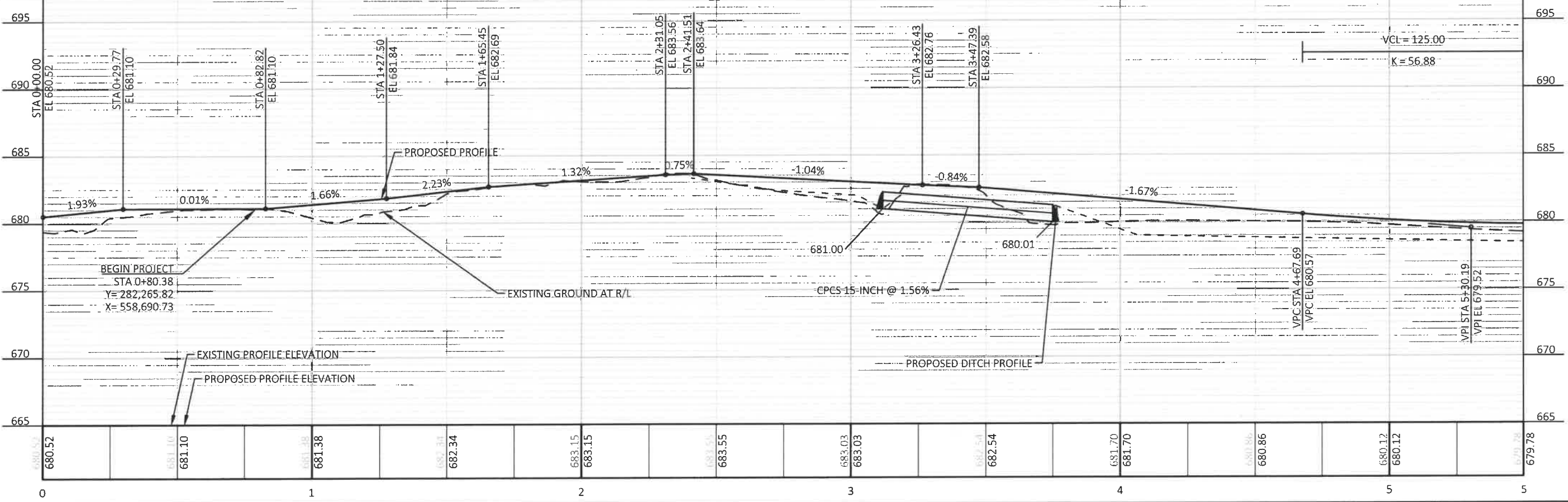
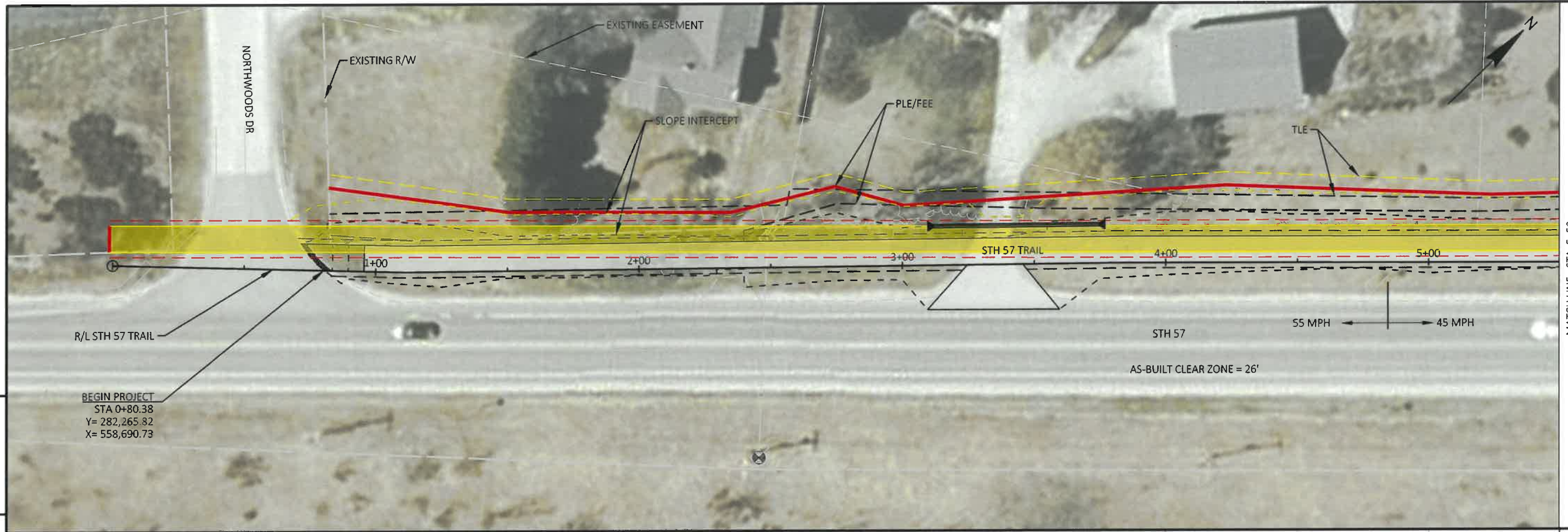
FEE 0.090 acres

TLE 0.824 acres

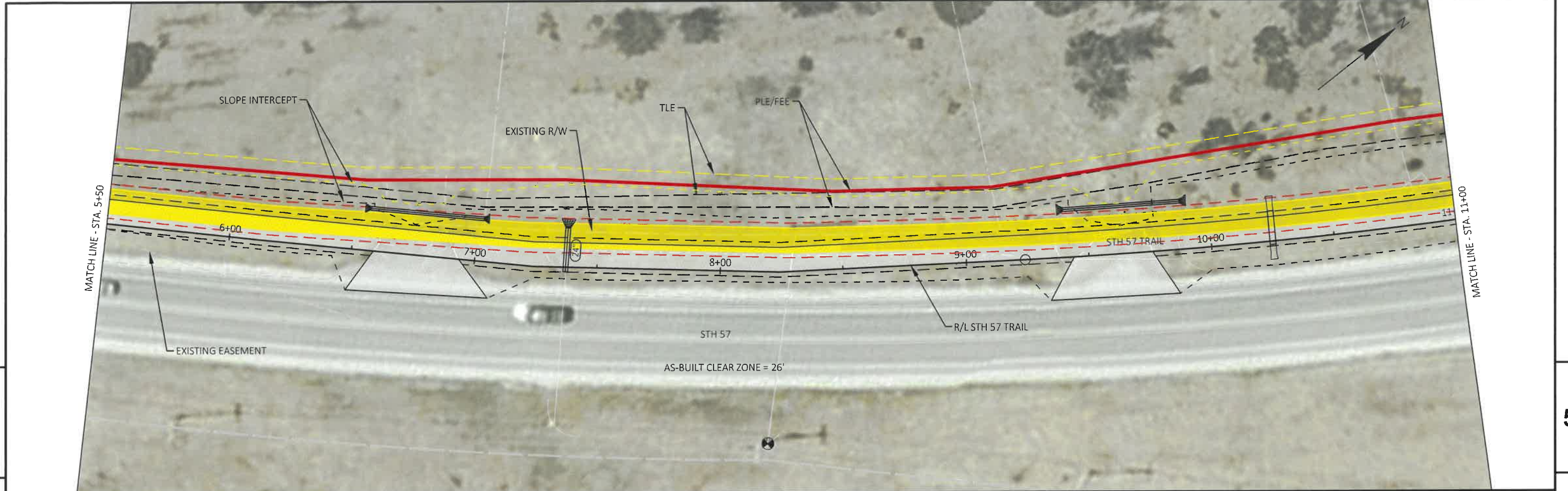
Non-urbanized Impacts, trail shifted outside clear zone

FEE 0.667 acres

TLE 1.894 acres

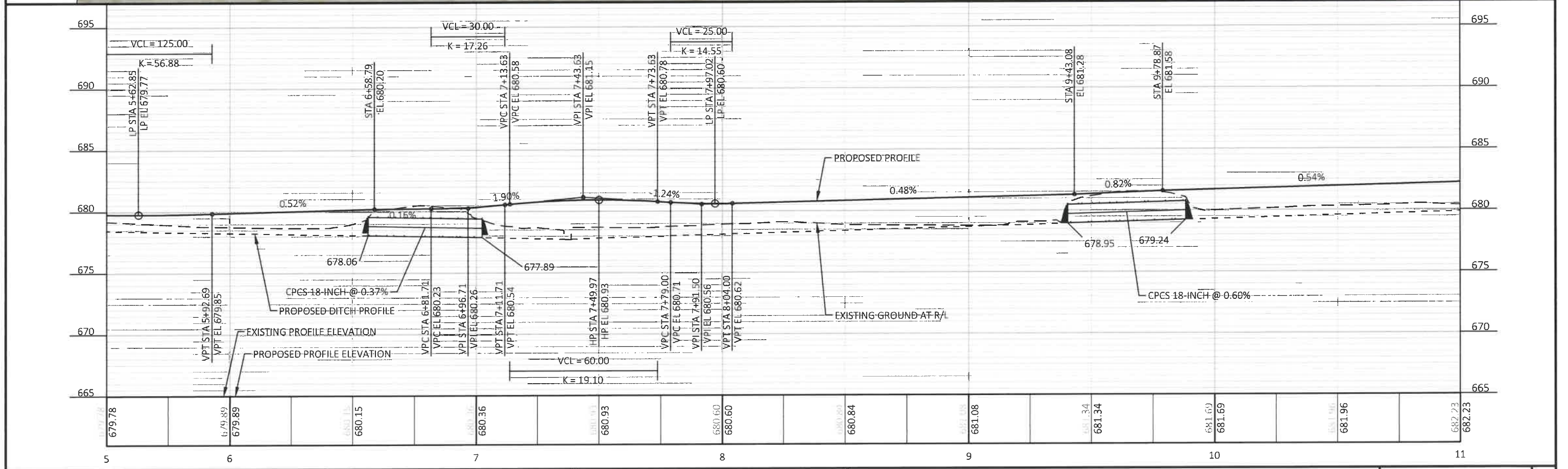


PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET E
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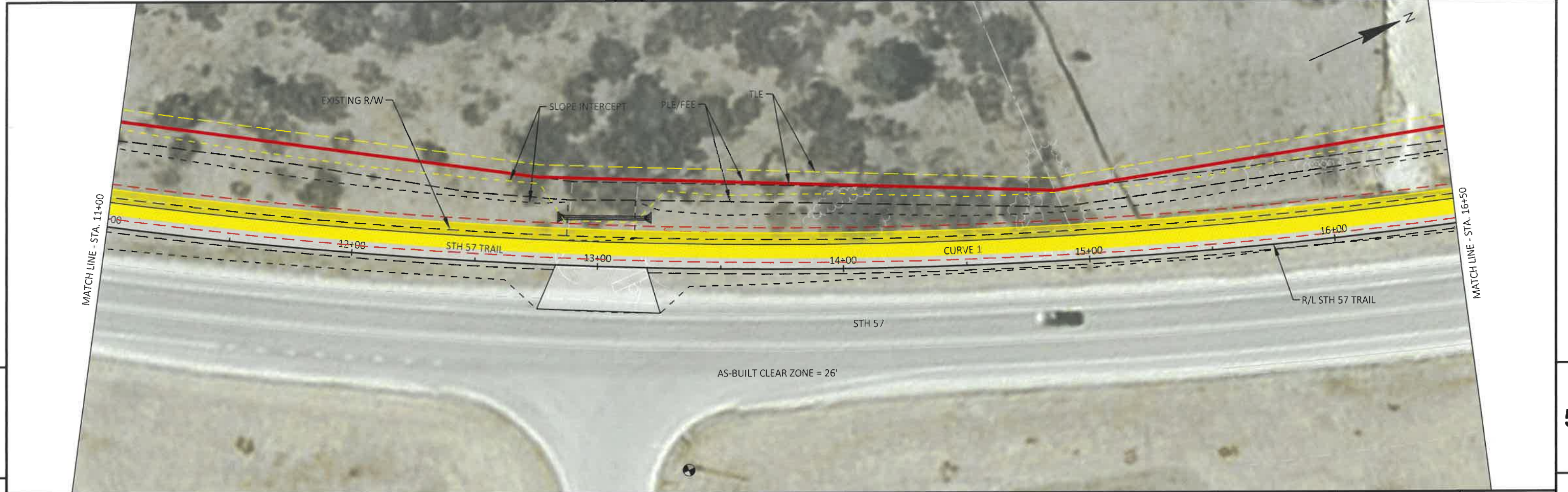


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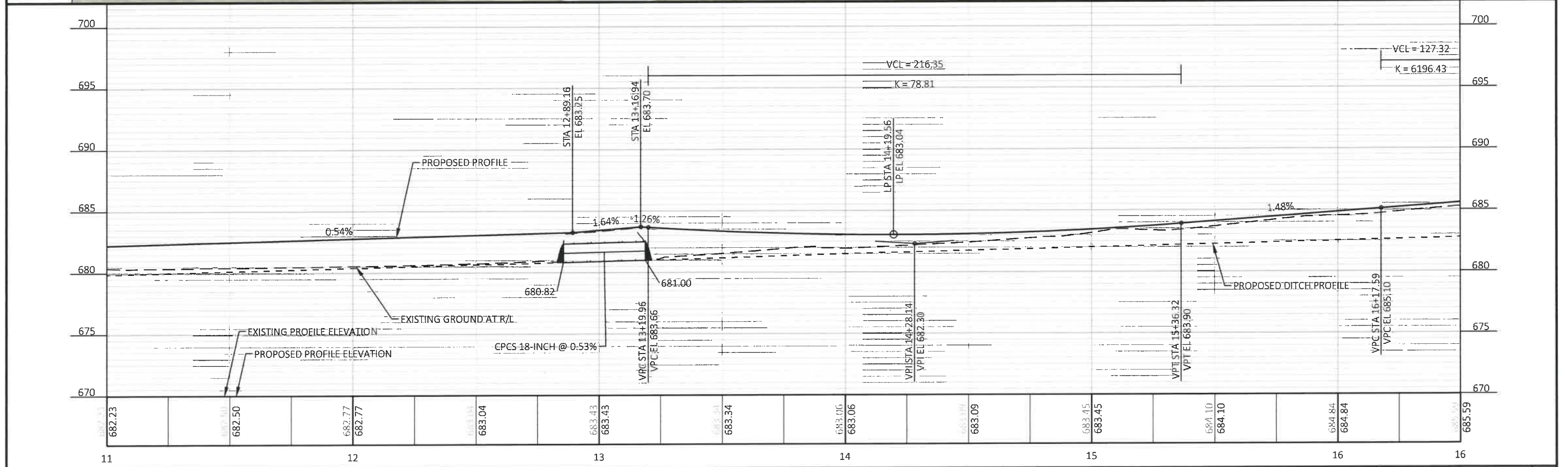


PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET	E
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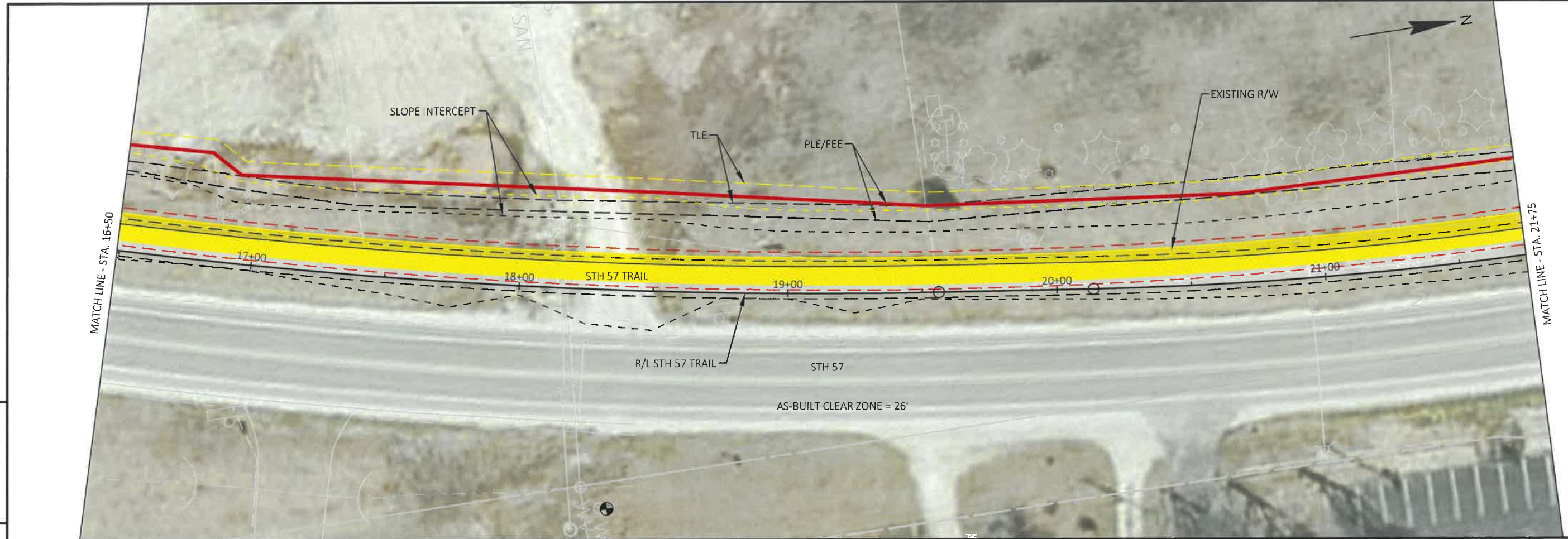


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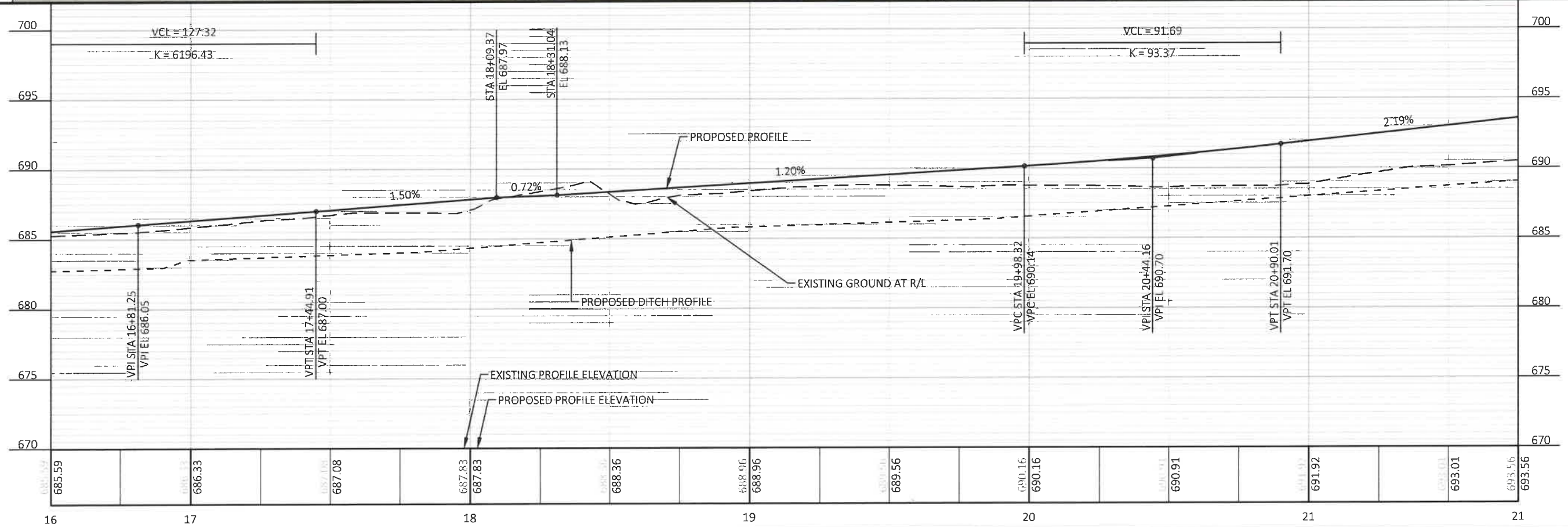


PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET	E
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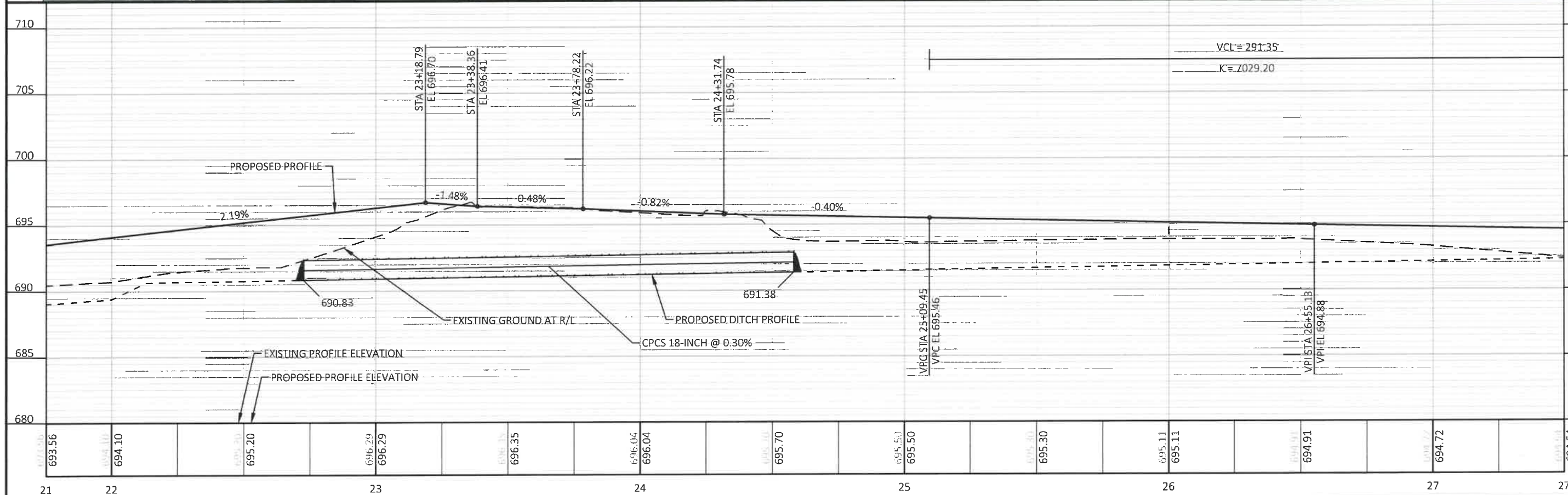
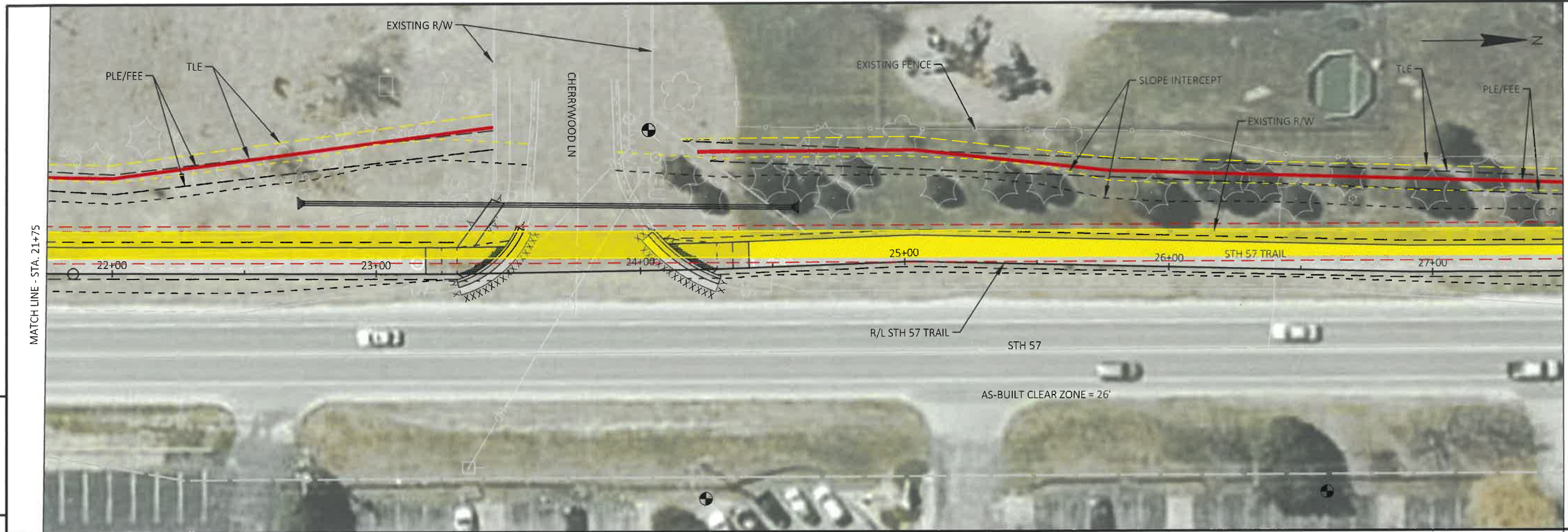
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET	E
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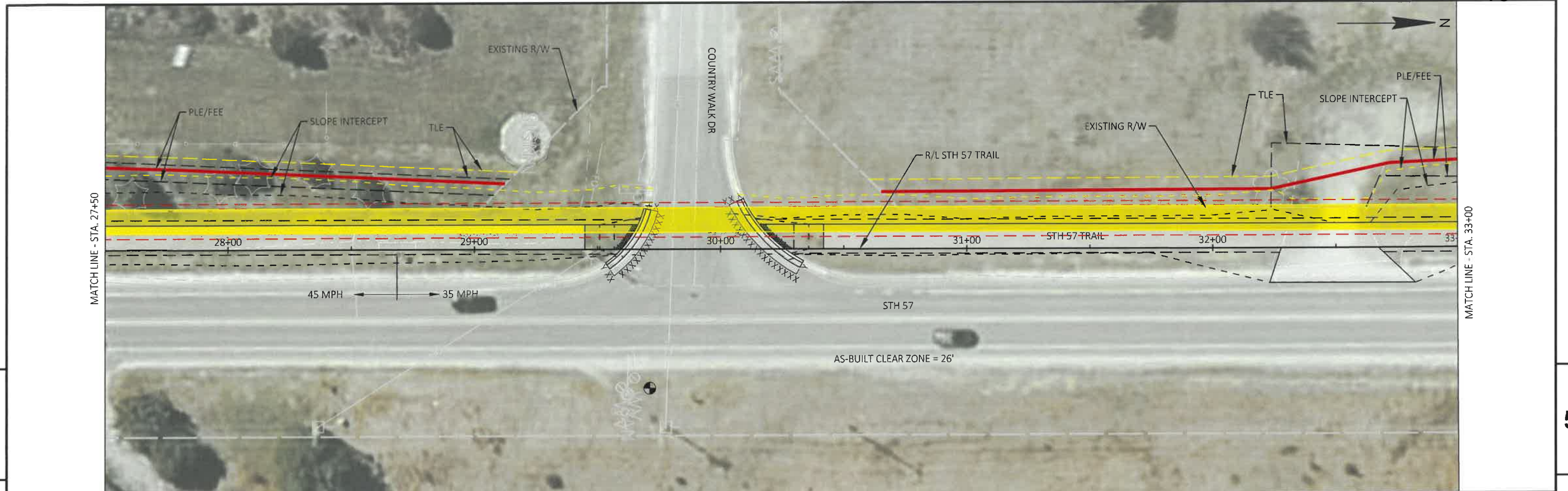
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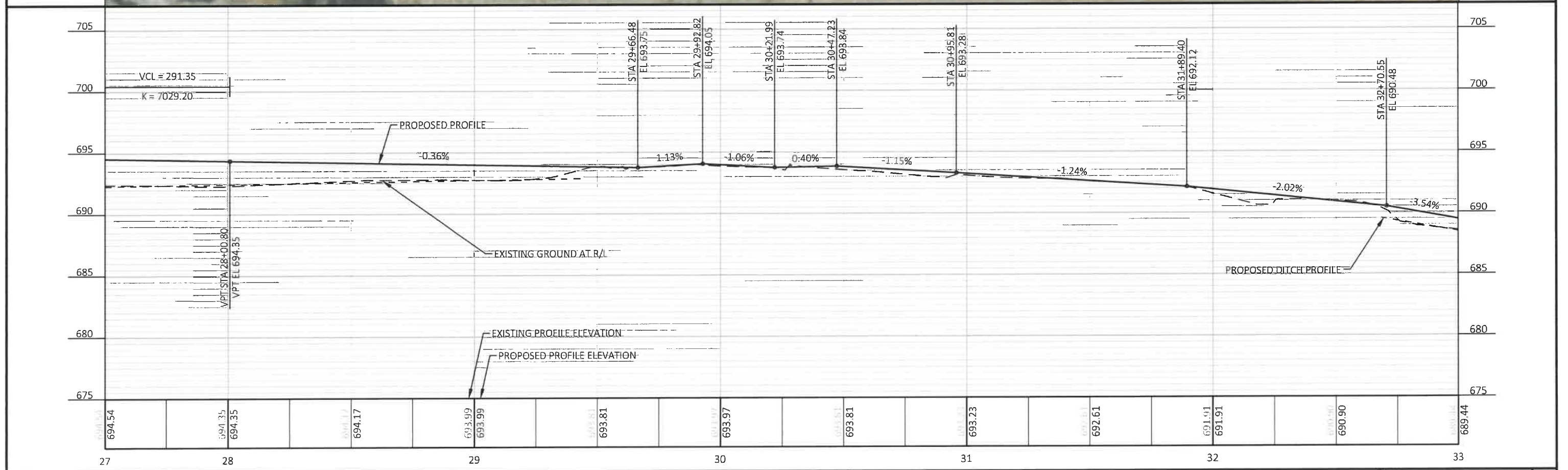
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21	22	23	24	25	26	27	27					

PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: ##### SHEET: E

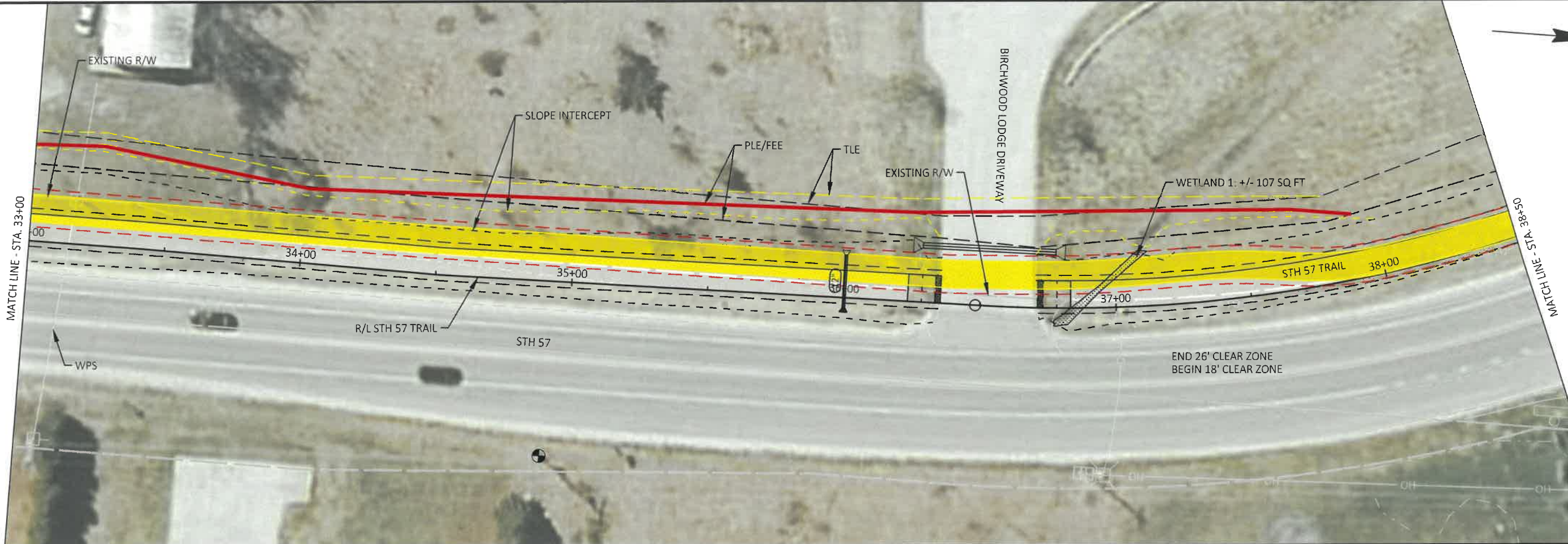


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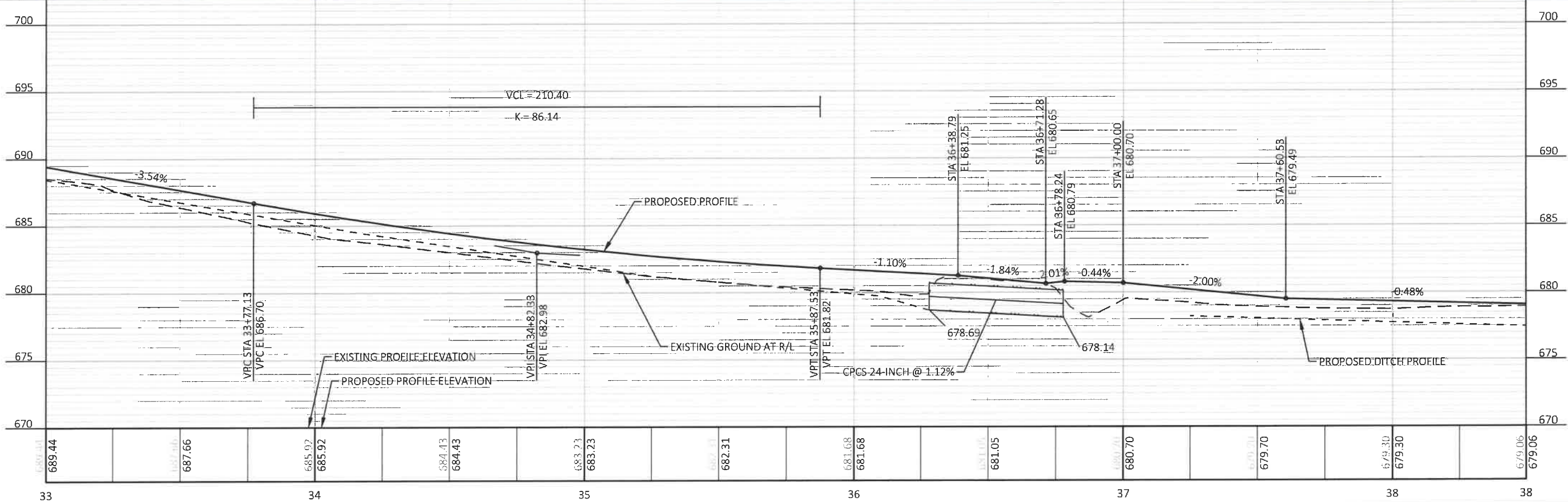


PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET	E
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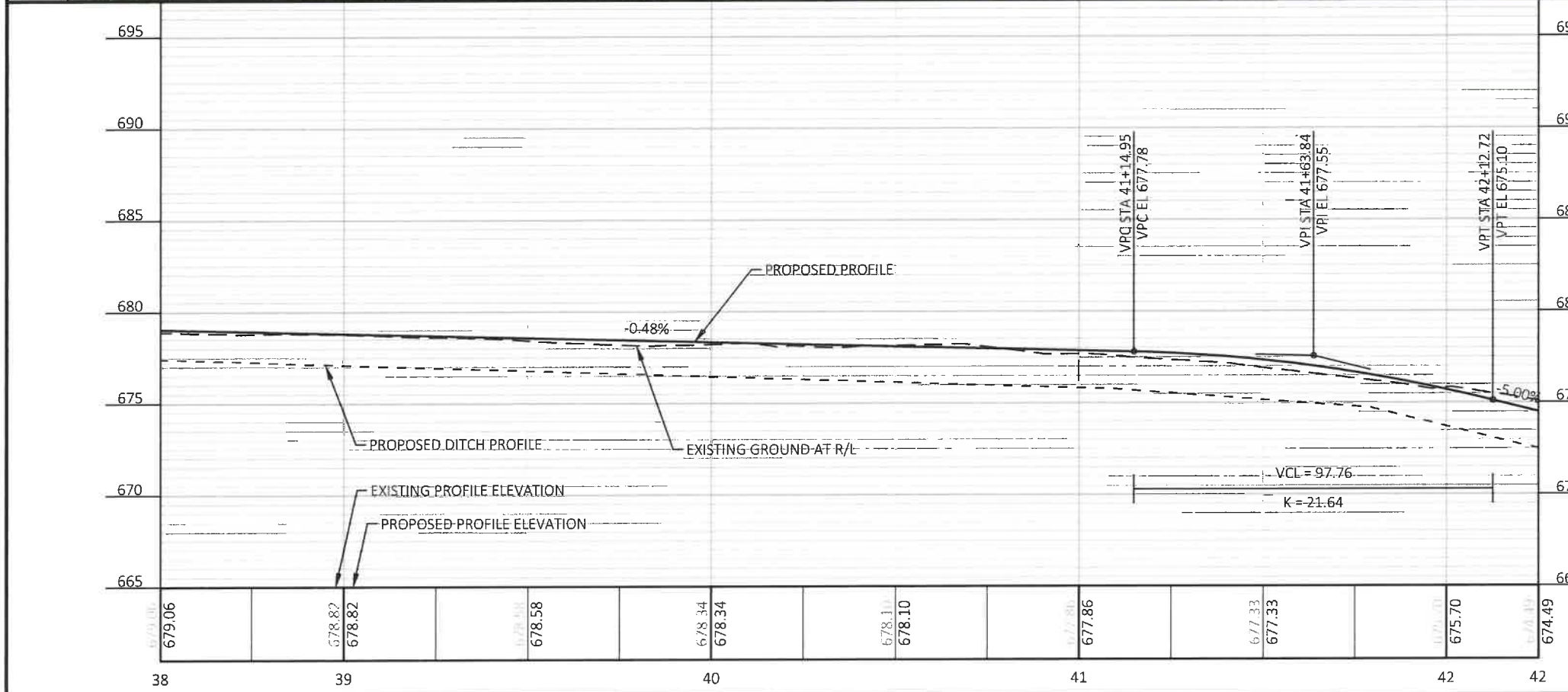
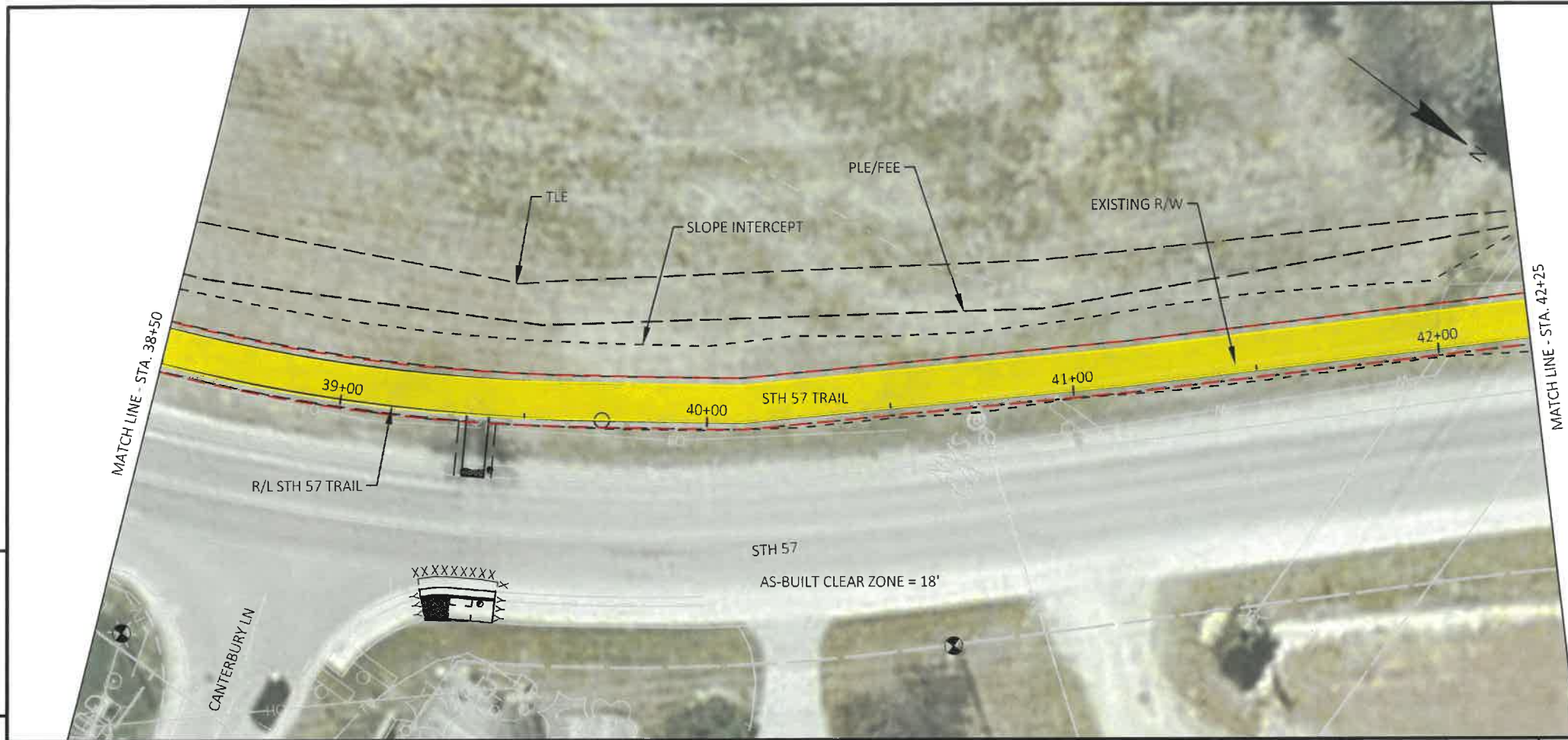
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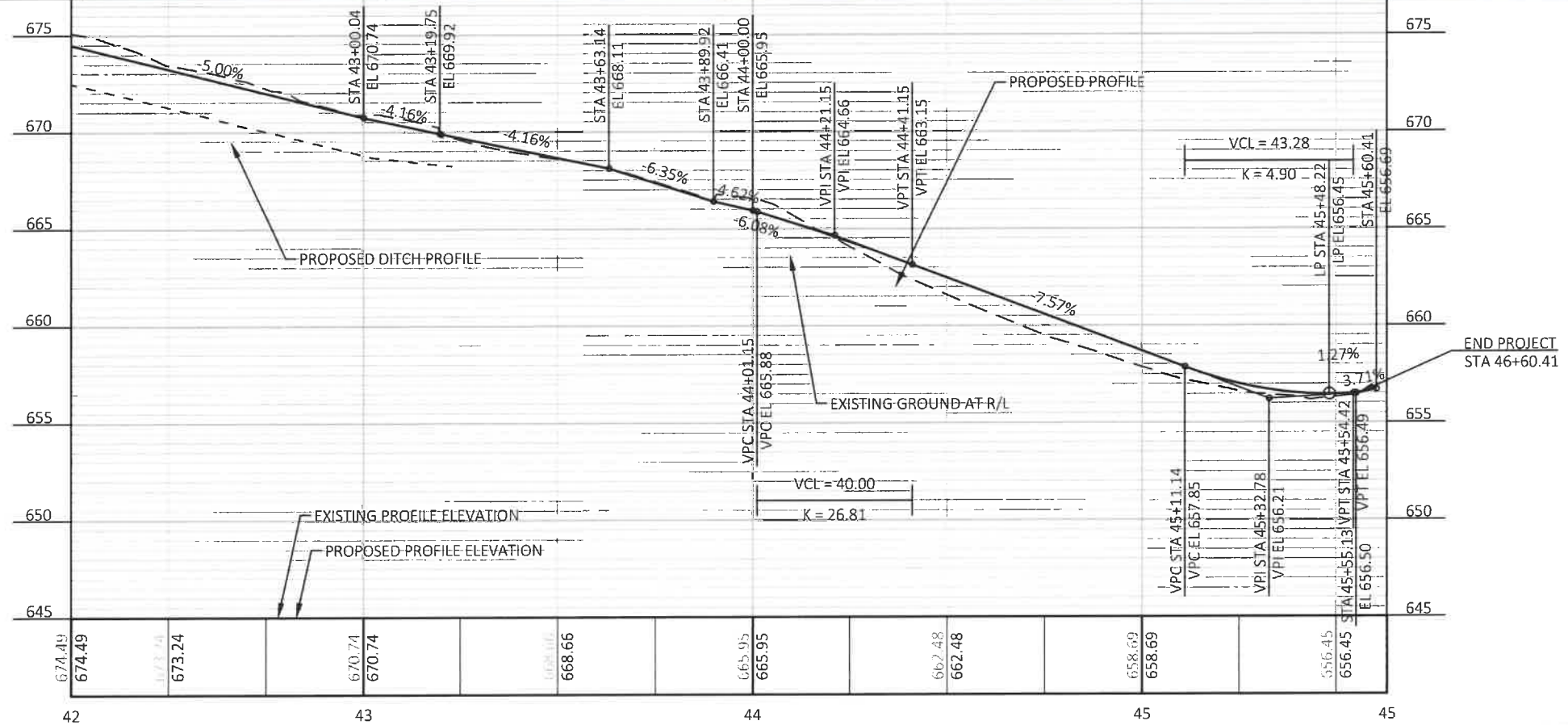
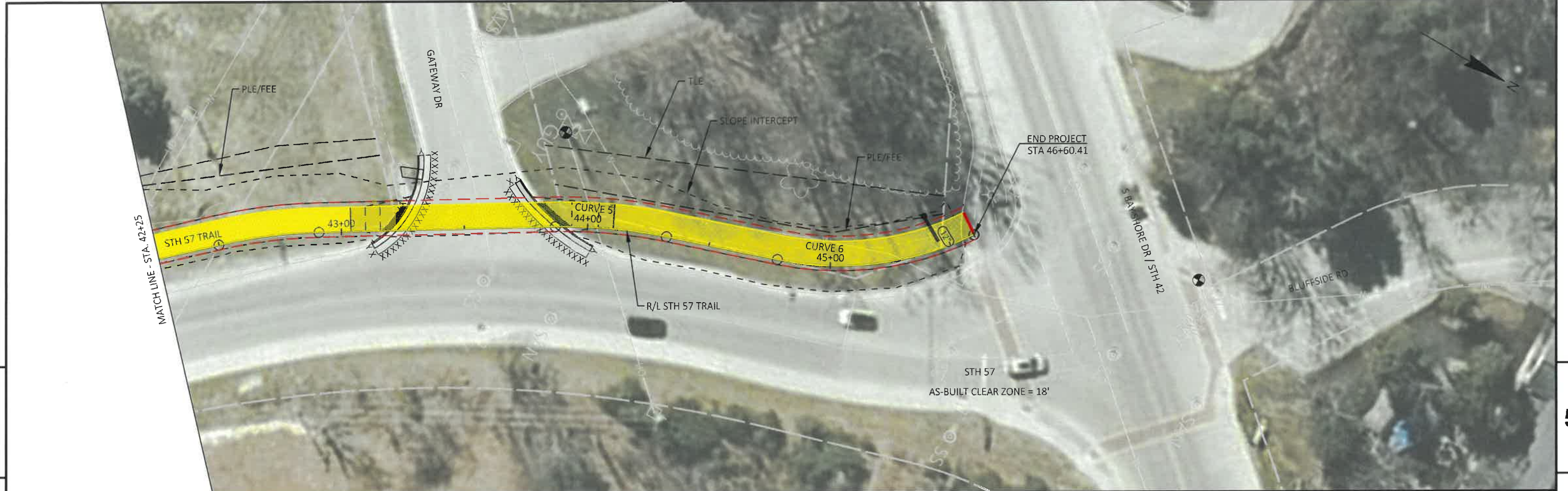
PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET: E
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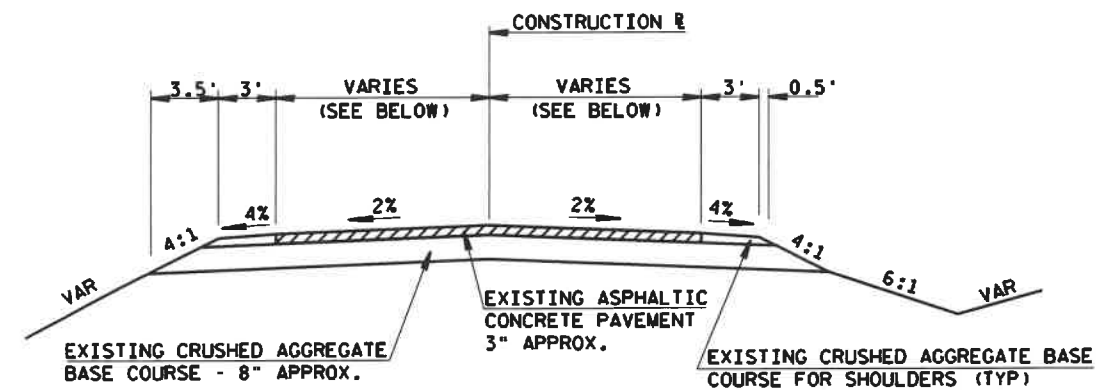
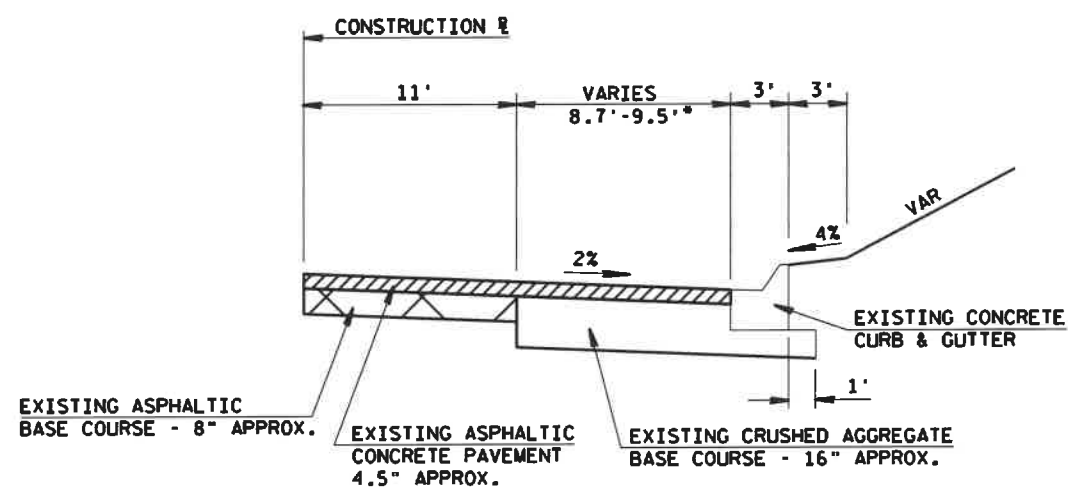
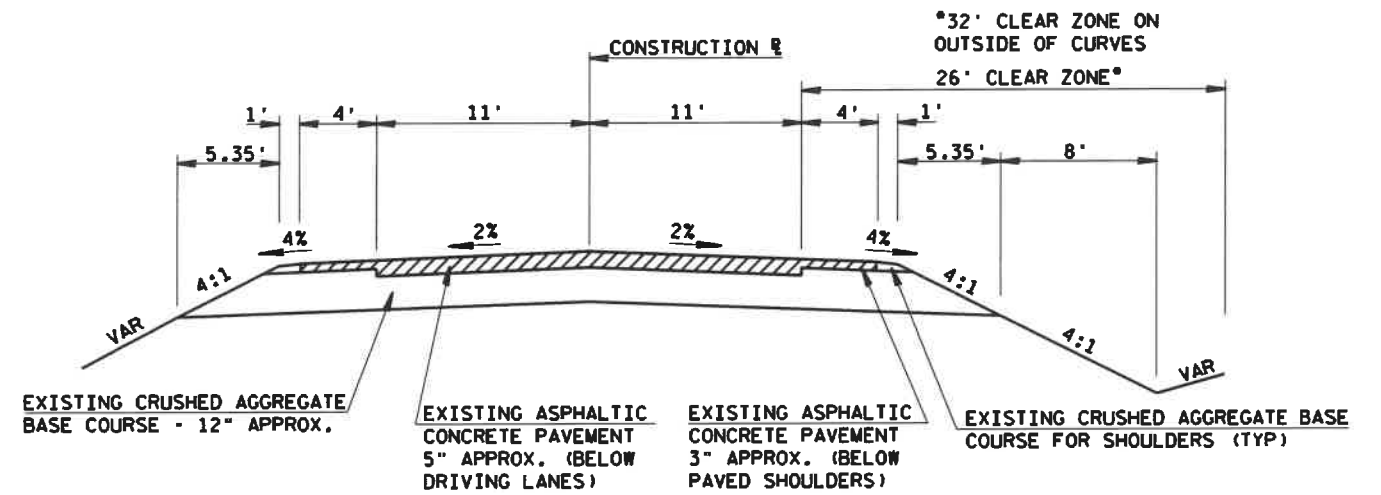
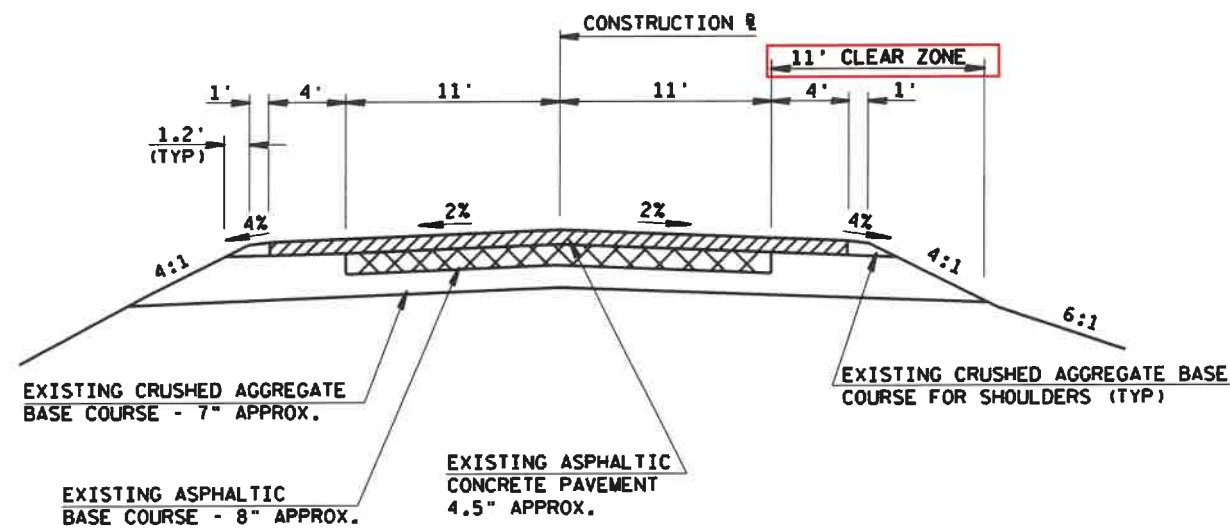
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: #####	SHEET	E
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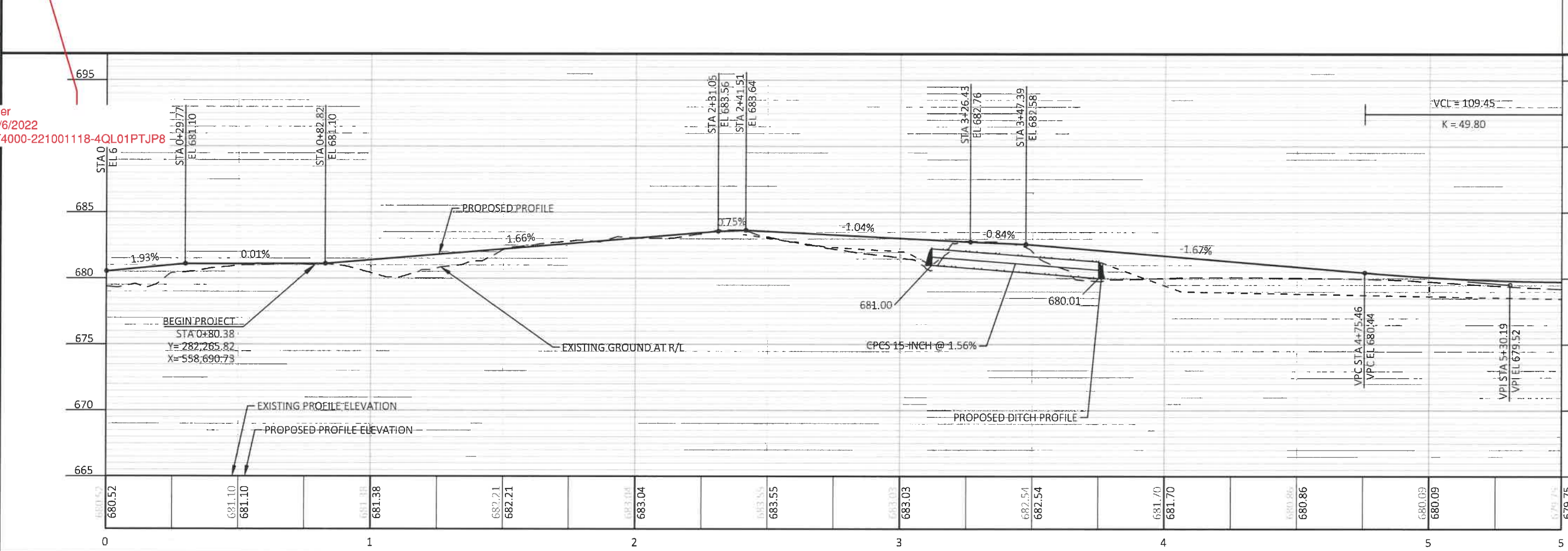
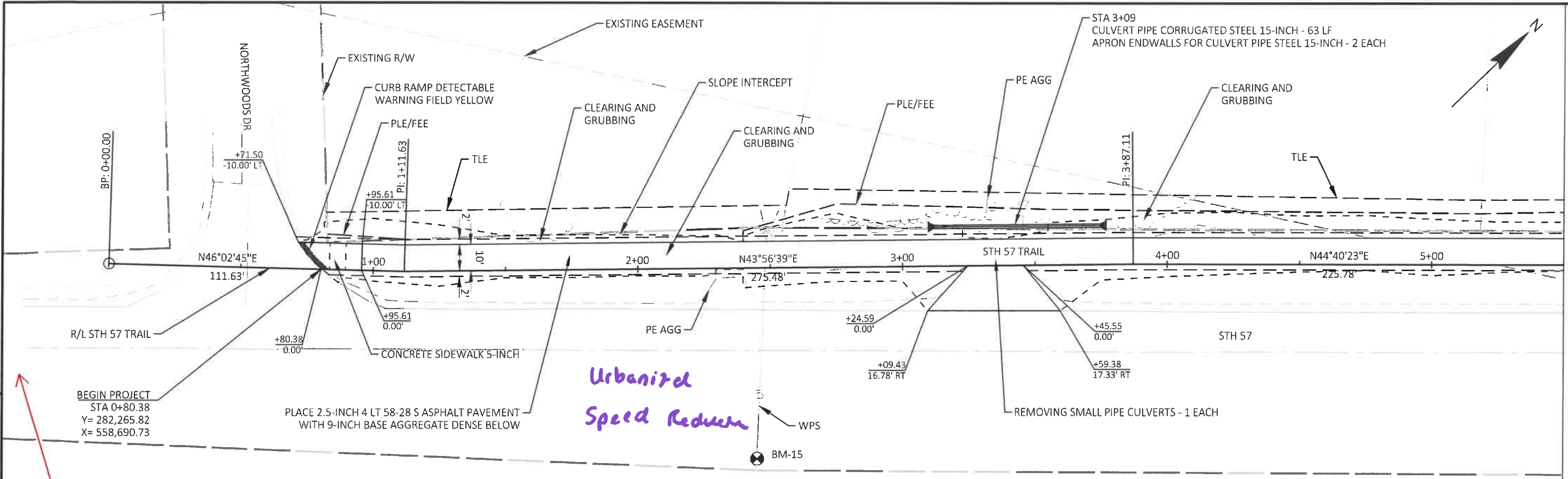


PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: ##### SHEET: E



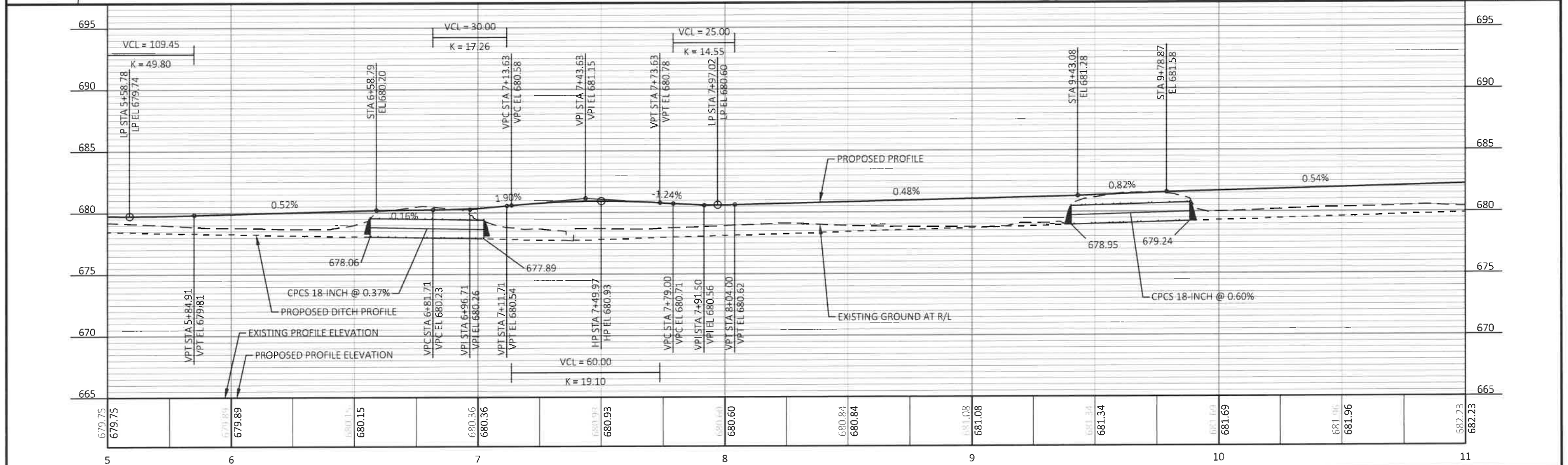
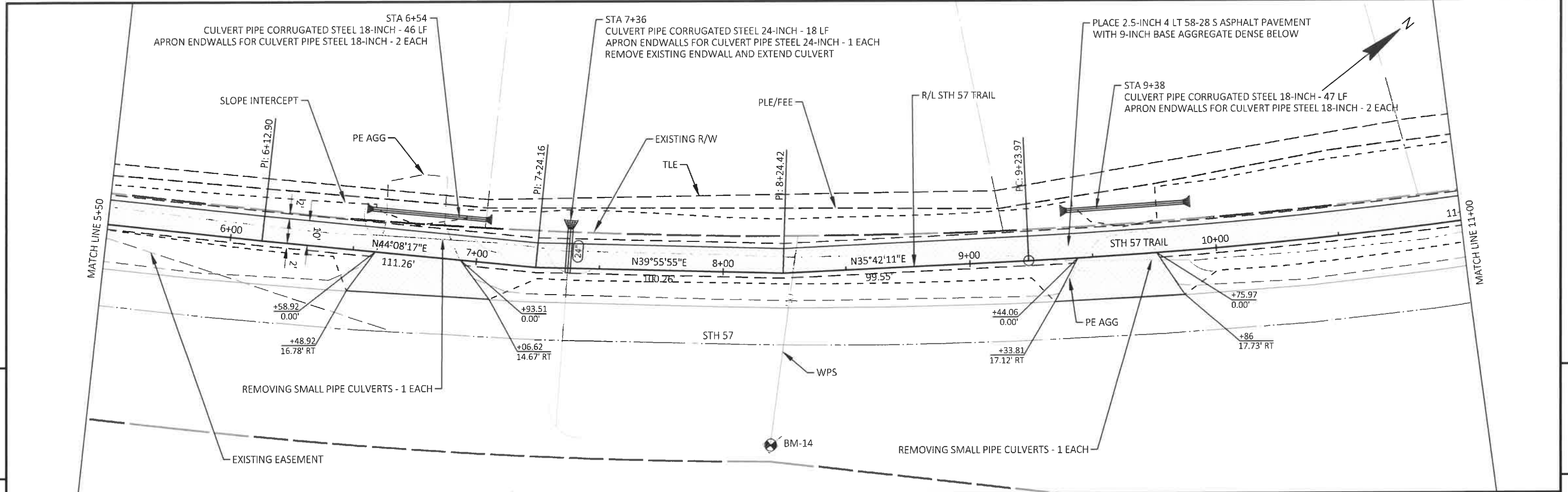
EXISTING TYPICAL SECTION FOR ASPHALTIC SIDE ROADS

- | | |
|---------------------------|--------------------------|
| SUN PLAZA ROAD (11') | SETTLEMENT ROAD (10') |
| AHRENS (CEDAR) ROAD (10') | OLD STAGE ROAD (11') |
| MEADOW ROAD (10') | COUNTRY LANE (11') |
| GROVE ROAD (10') | FLINT RIDGE ROAD (11') |
| OLD LIME KILN ROAD (10') | NORTHWOODS DRIVE (11') |
| PIONEER ROAD (11') | ORCHARD DRIVE (11') |
| GERMAN ROAD (10') | COUNTRY WALK DRIVE (14') |
| CTH 0 (11') | CANTERBURY LANE (11') |
| | GATEWAY DRIVE (10') |

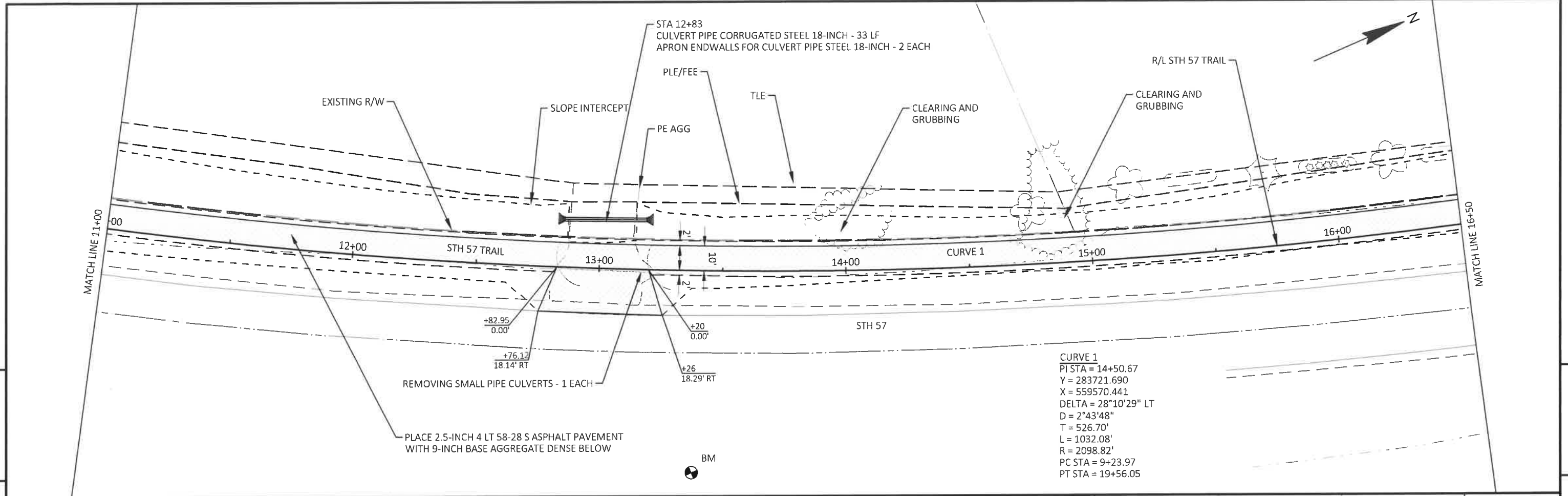


Deer
10/6/2022
DT4000-221001118-4QL01PTJP8

PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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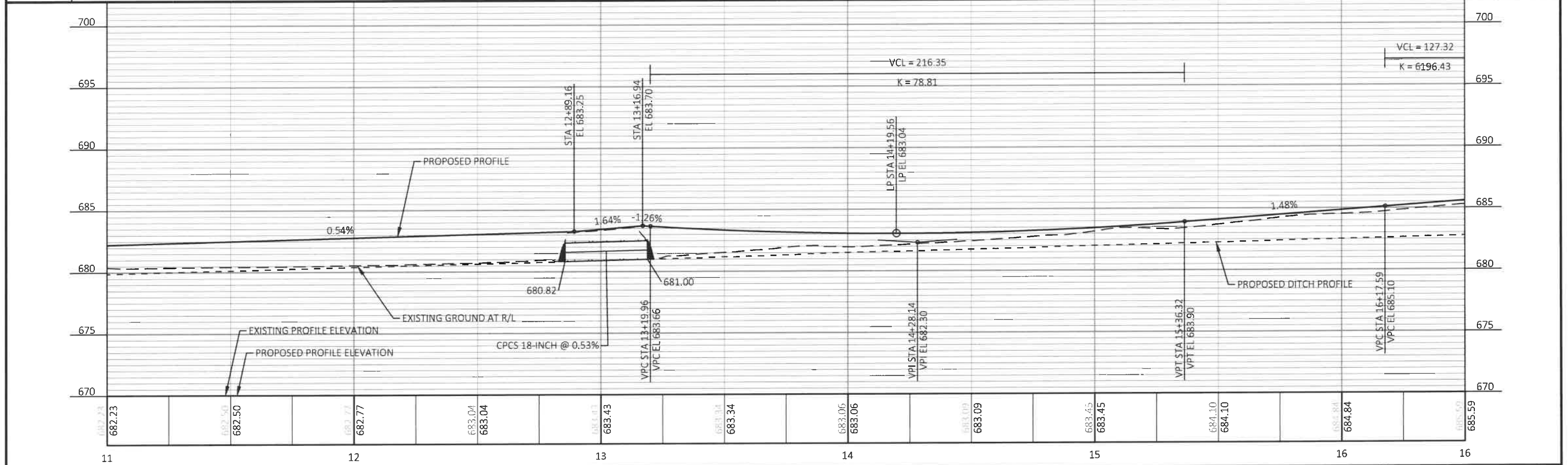
CURVE 1
 PI STA = 14+50.67
 Y = 283721.690
 X = 559570.441
 DELTA = 28°10'29" LT
 D = 2°43'48"
 T = 526.70'
 L = 1032.08'
 R = 2098.82'
 PC STA = 9+23.97
 PT STA = 19+56.05

PLACE 2.5-INCH 4 LT 58-28 S ASPHALT PAVEMENT WITH 9-INCH BASE AGGREGATE DENSE BELOW

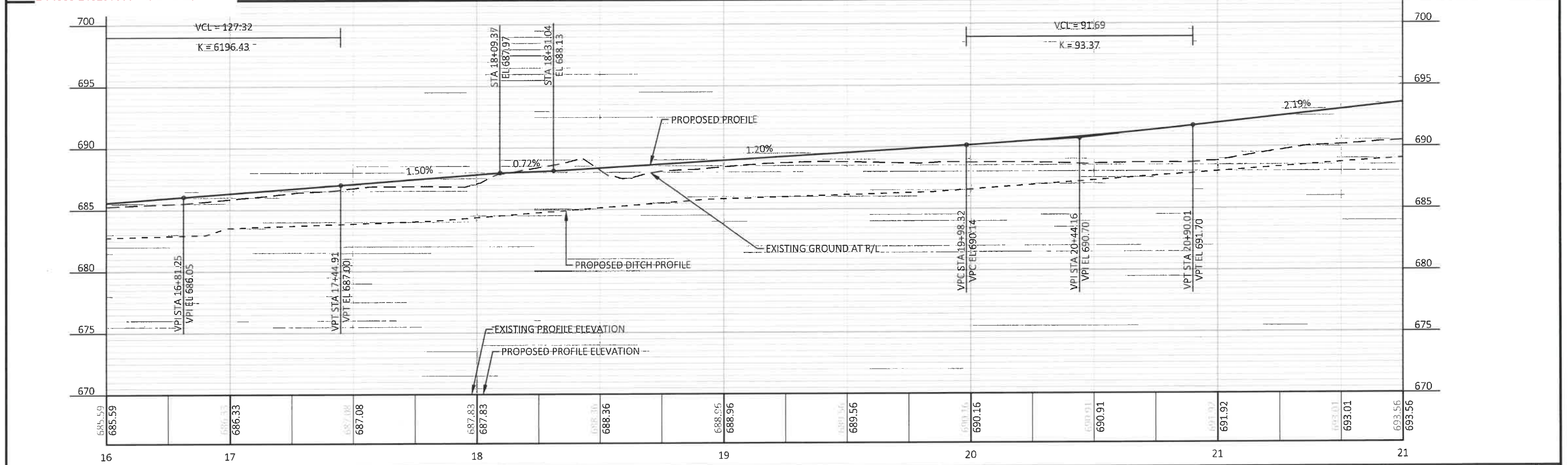
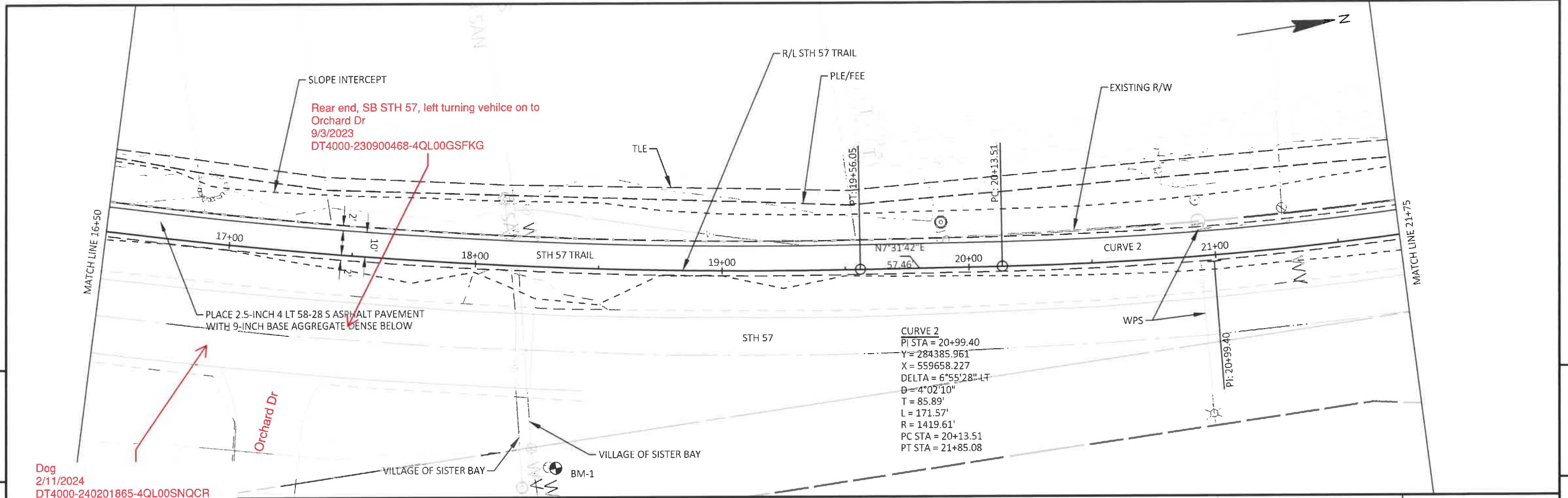
REMOVING SMALL PIPE CULVERTS - 1 EACH

5

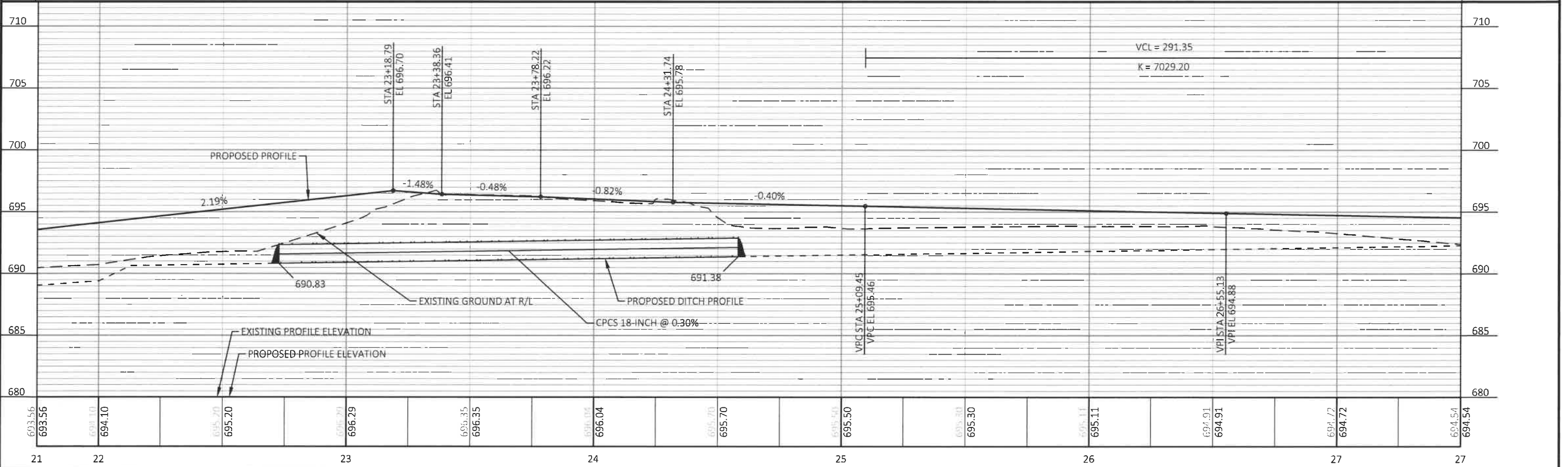
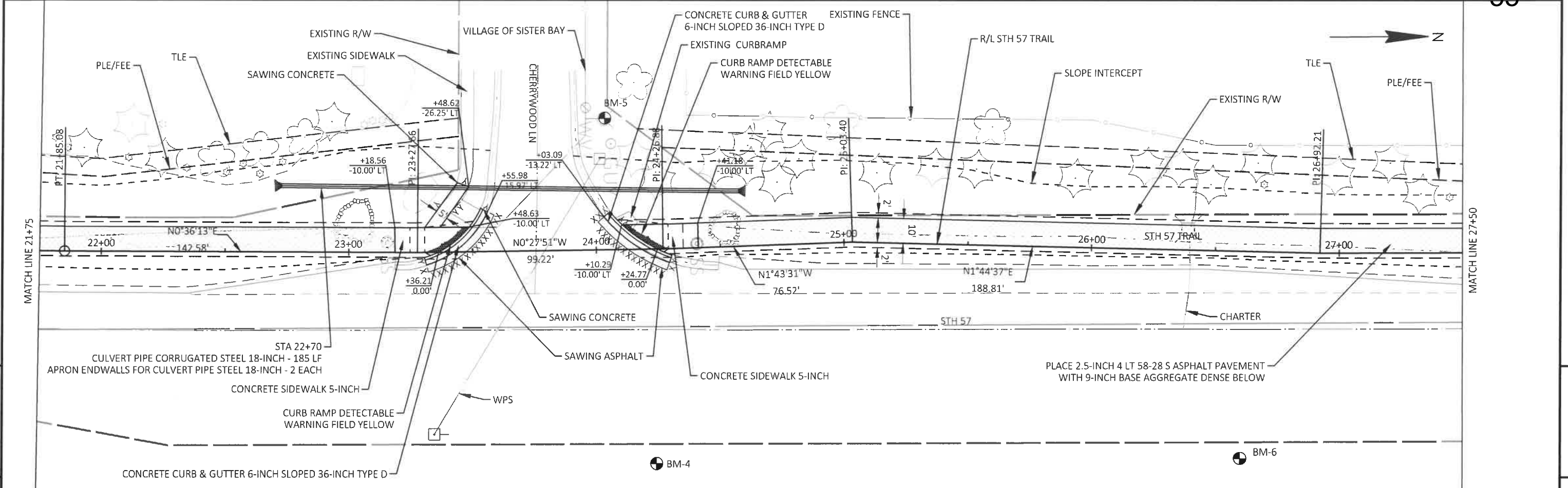
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET	E
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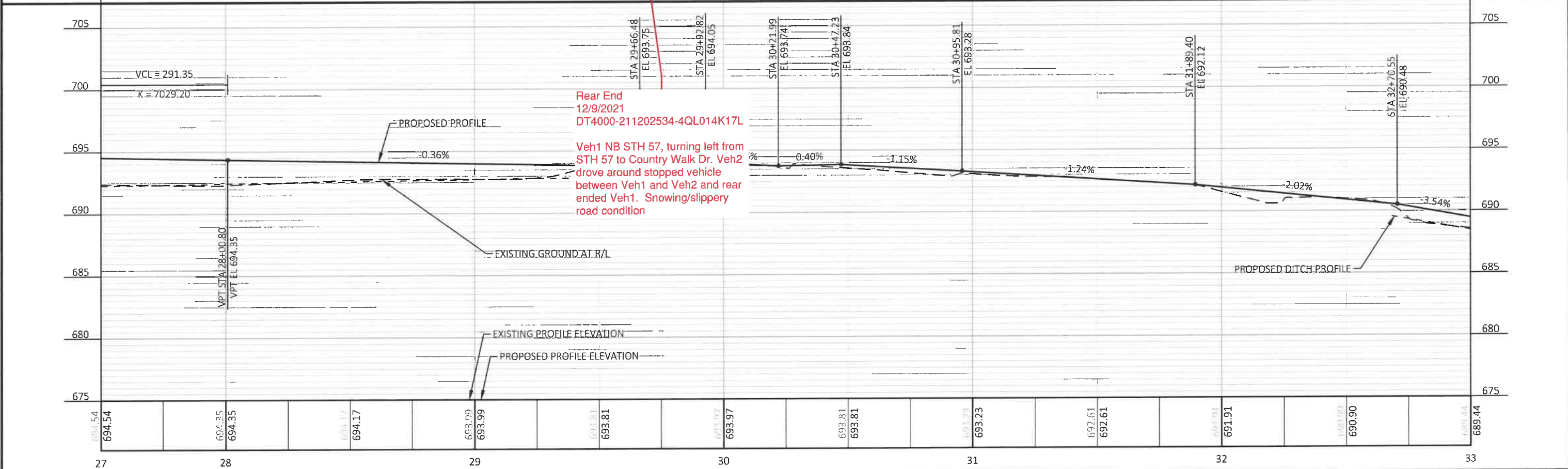
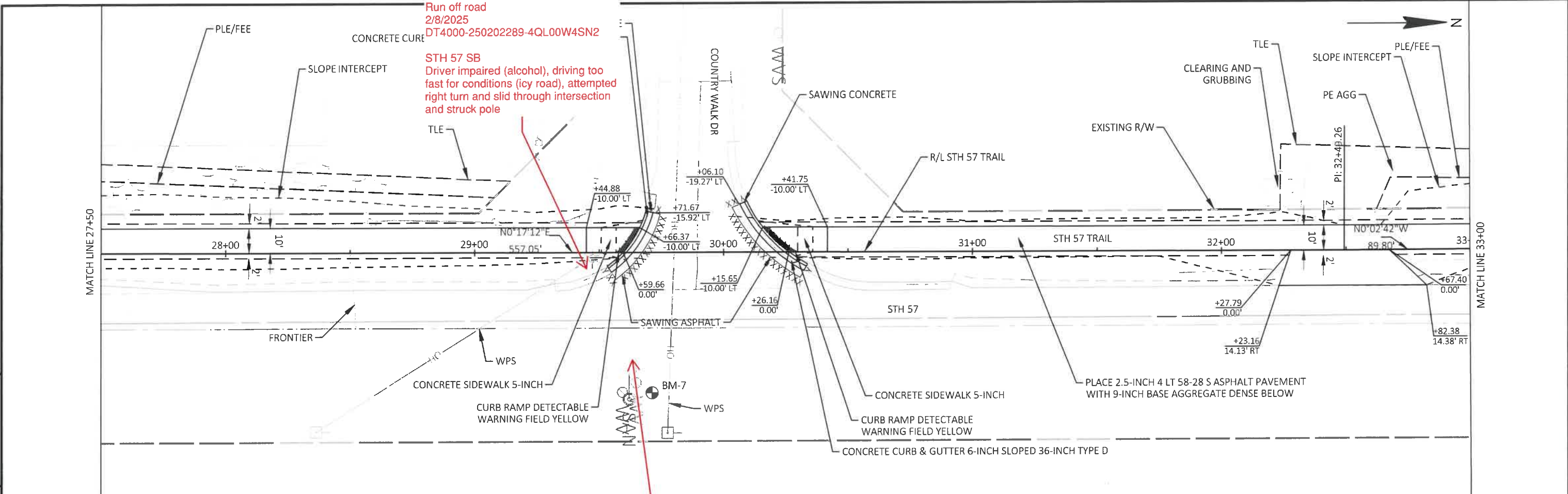
PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: STH 57 TRAIL SHEET: E



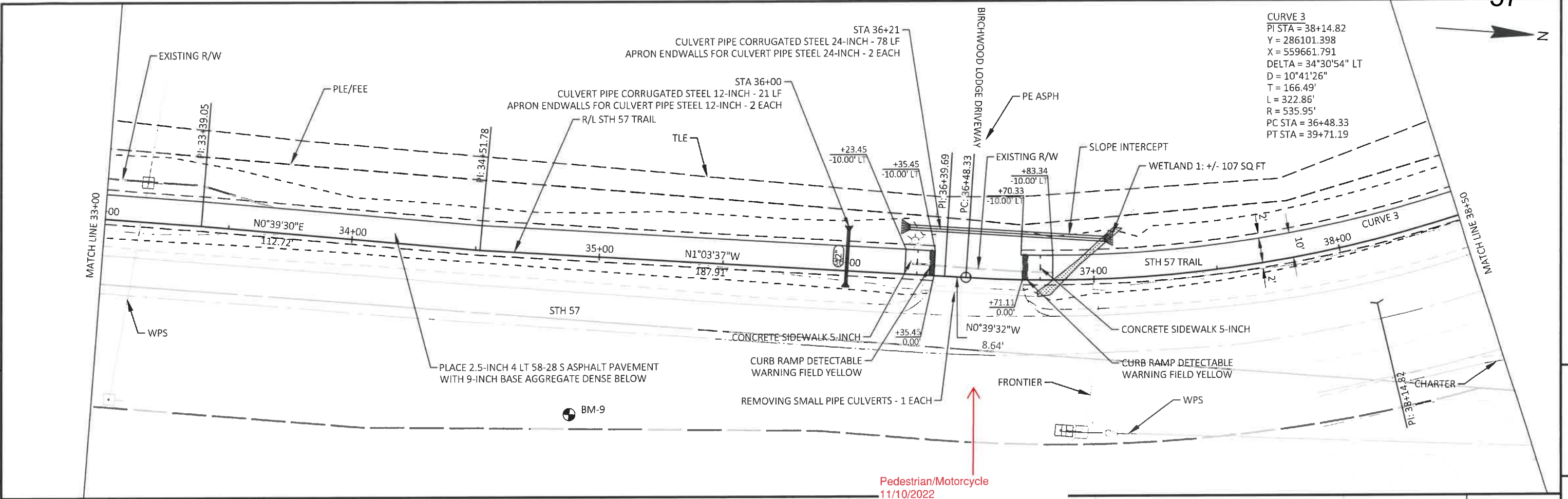
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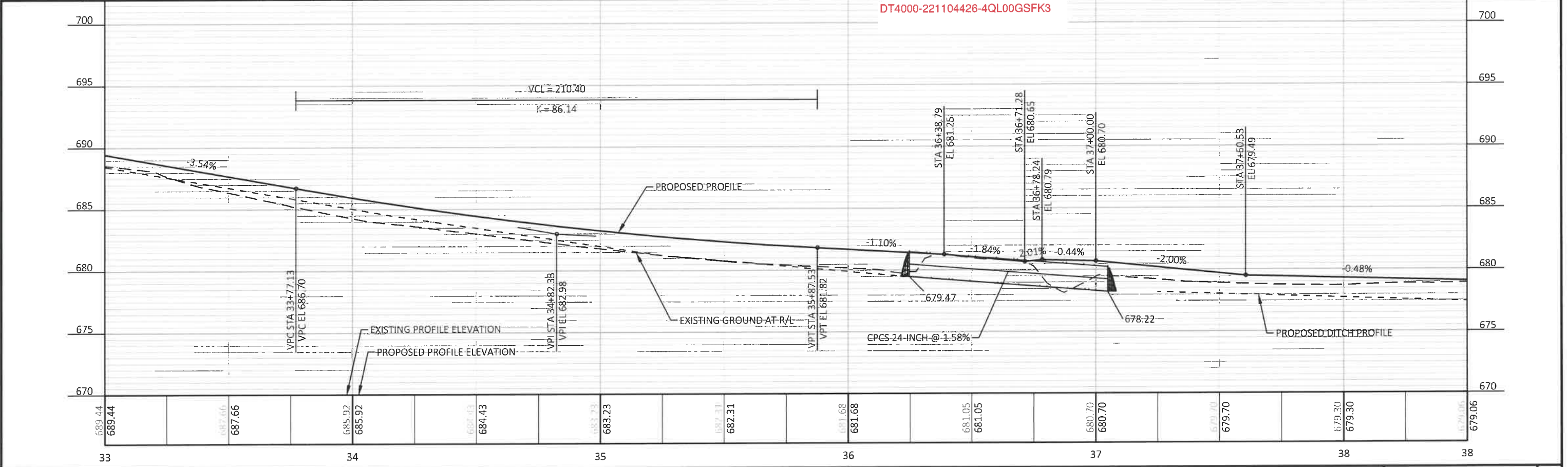
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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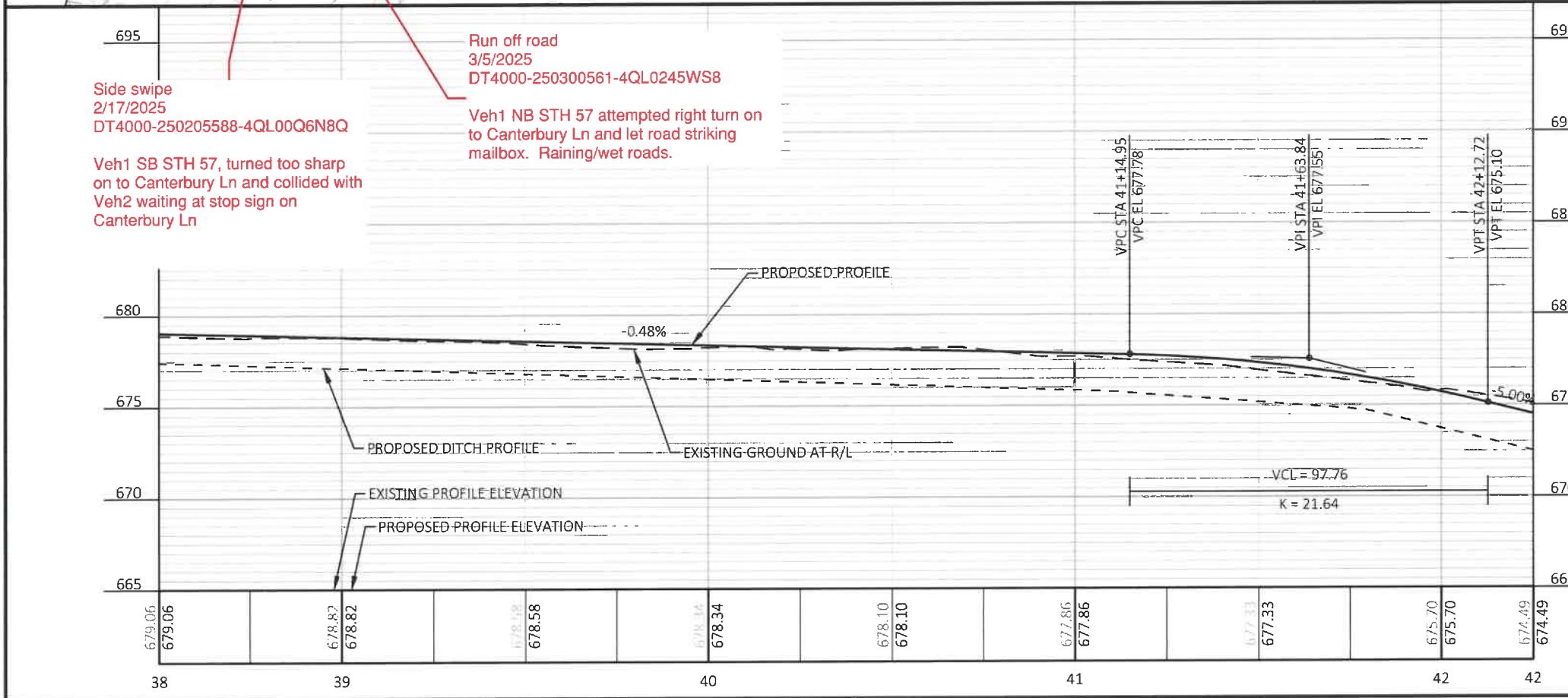
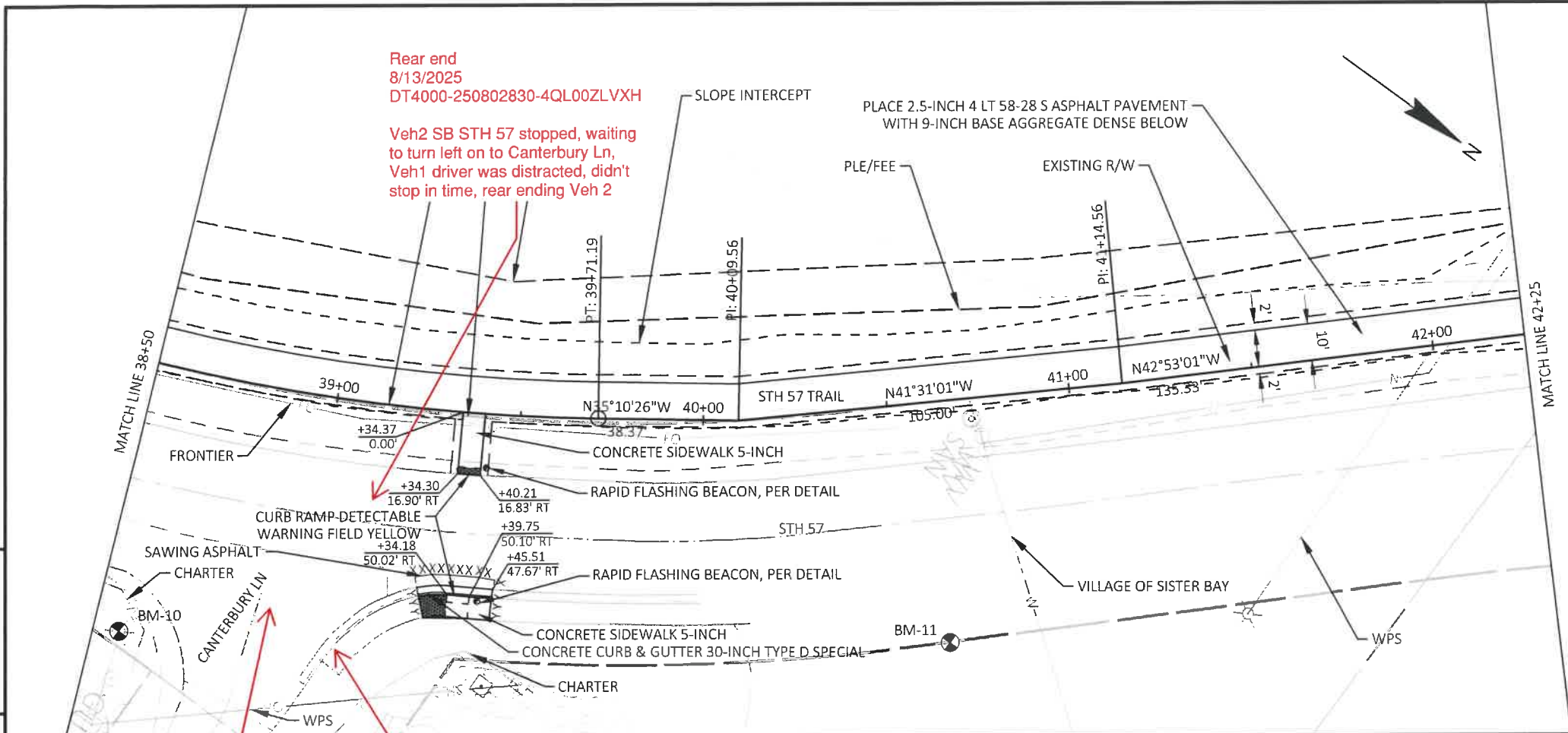
Pedestrian/Motorcycle
11/10/2022
DT4000-221104426-4QL00GSFK3



PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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Side swipe
2/17/2025
DT4000-250205588-4QL00Q6N8Q

Veh1 SB STH 57, turned too sharp on to Canterbury Ln and collided with Veh2 waiting at stop sign on Canterbury Ln

Run off road
3/5/2025
DT4000-250300561-4QL0245WS8

Veh1 NB STH 57 attempted right turn on to Canterbury Ln and let road striking mailbox. Raining/wet roads.

PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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Side swipe
NB STH 57 vehicle turned left too sharp
onto Gateway Dr and swiped vehicle
waiting at stop sign on Gateway Dr
6/23/2024
DT4000-240607163-4QL01HNC99

Side Swipe in STH 42 intersection, couldn't
make it up STH 57 hill due to icy conditions,
tried to make U-turn and collided with
Vehicle on STH 57
2/9/2023
DT4000-230202033-4QL00J1GMH

Side Swipe
Veh travelling NB STH 57, making
turn, hit oncoming vehicle from
Bluffside Rd
6/27/2023
DT4000-230609010-4QL00Q6N6V

Side Swipe
Veh travelling NB STH 57
attempting to make left turn,
waved through from a vehicle
stopped on STH 42 NB and side
swiped STH 42 SB vehicle
9/3/2023
DT4000-230900472-4QL00ZLVVL

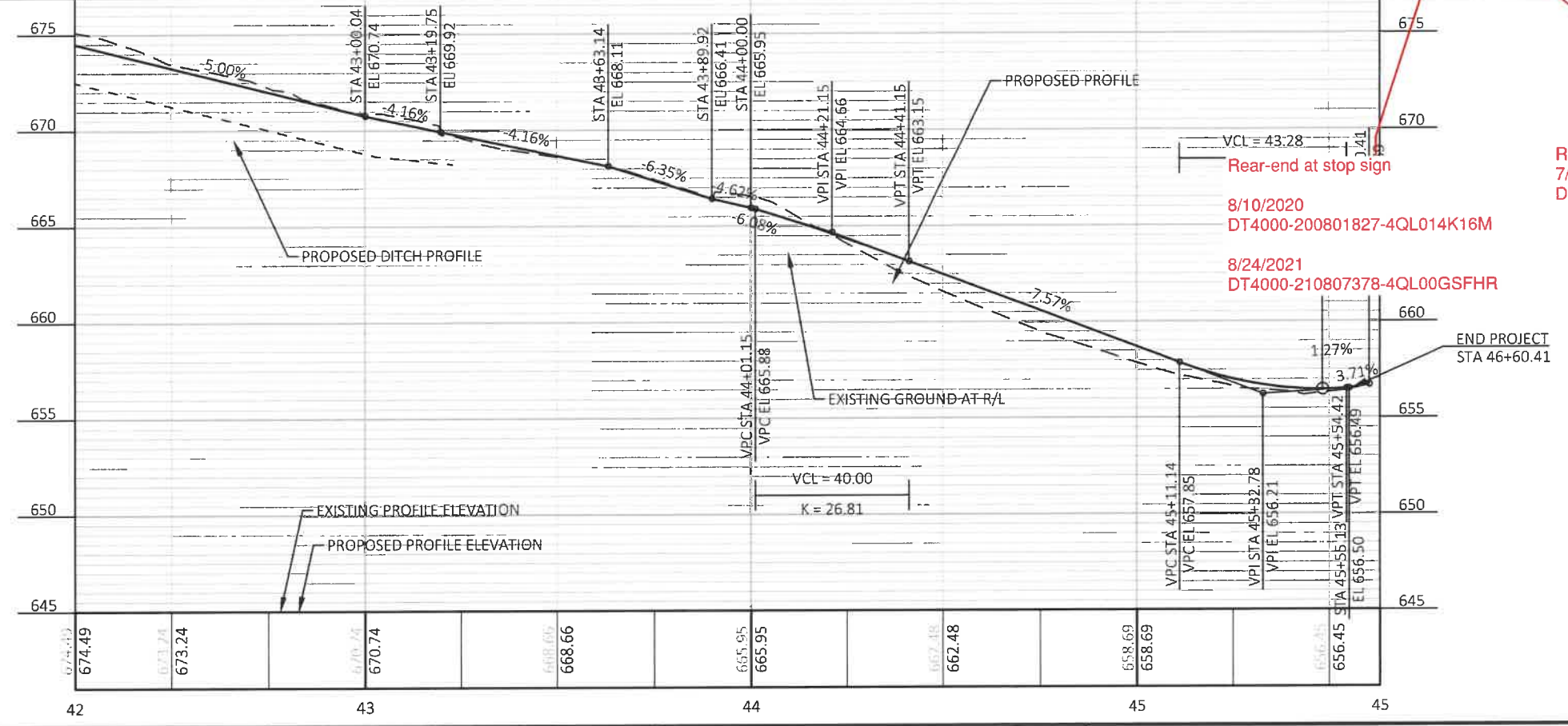
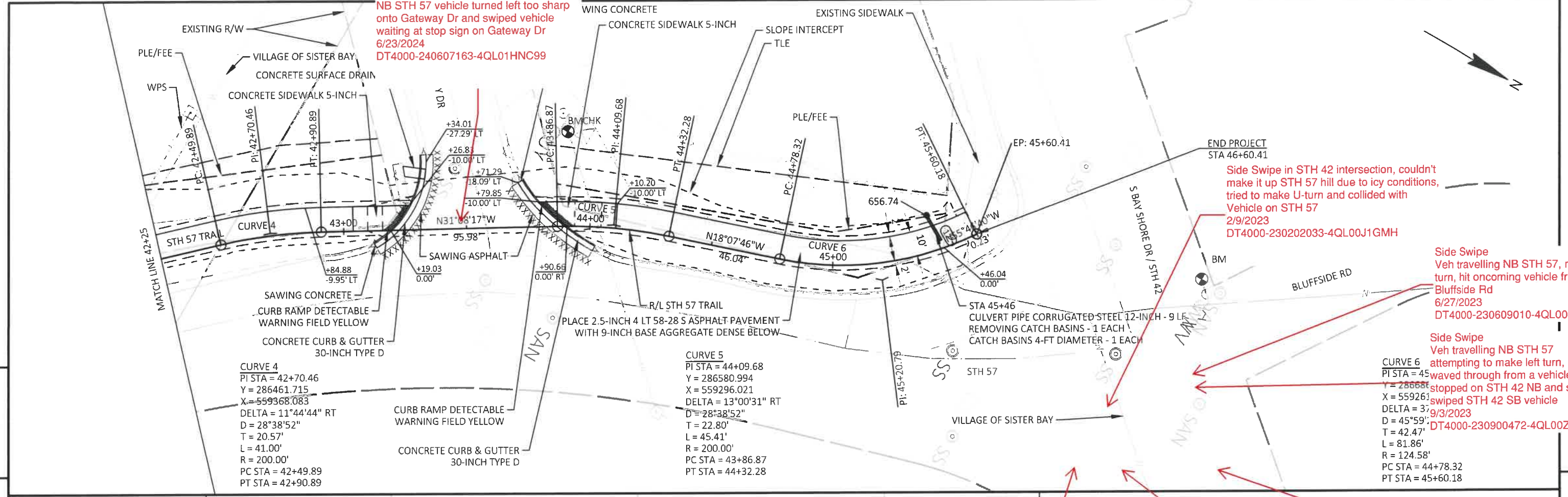
Rear-end on STH 42, waiting to
turn left on to STH 57
9/2/2022
DT4000-220900516-4QL008M7XL

Rear-end of vehicle turning on the STH 42
7/31/2021
DT4000-210711223-4QL00DBC6J

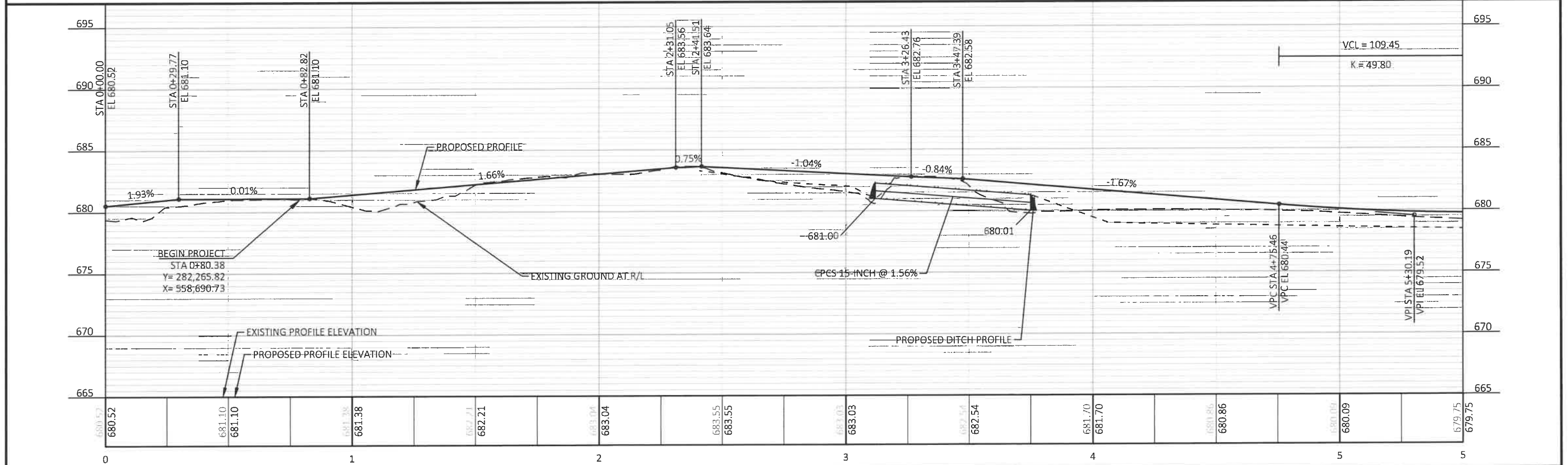
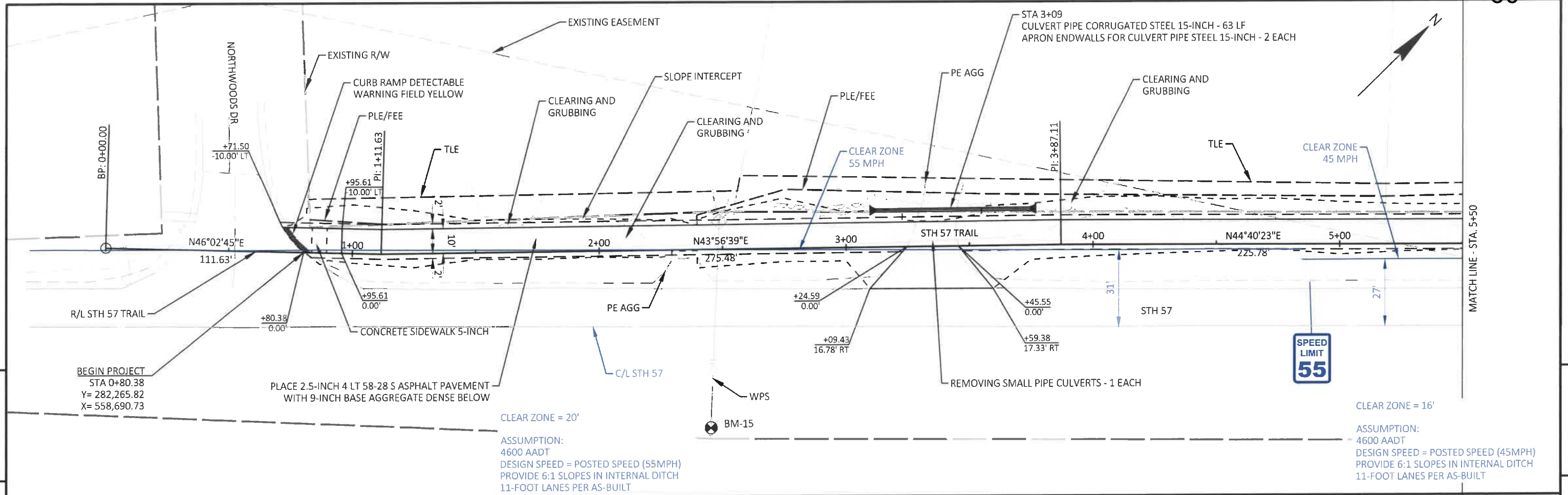
8/10/2020
DT4000-200801827-4QL014K16M

8/24/2021
DT4000-210807378-4QL00GSFHR

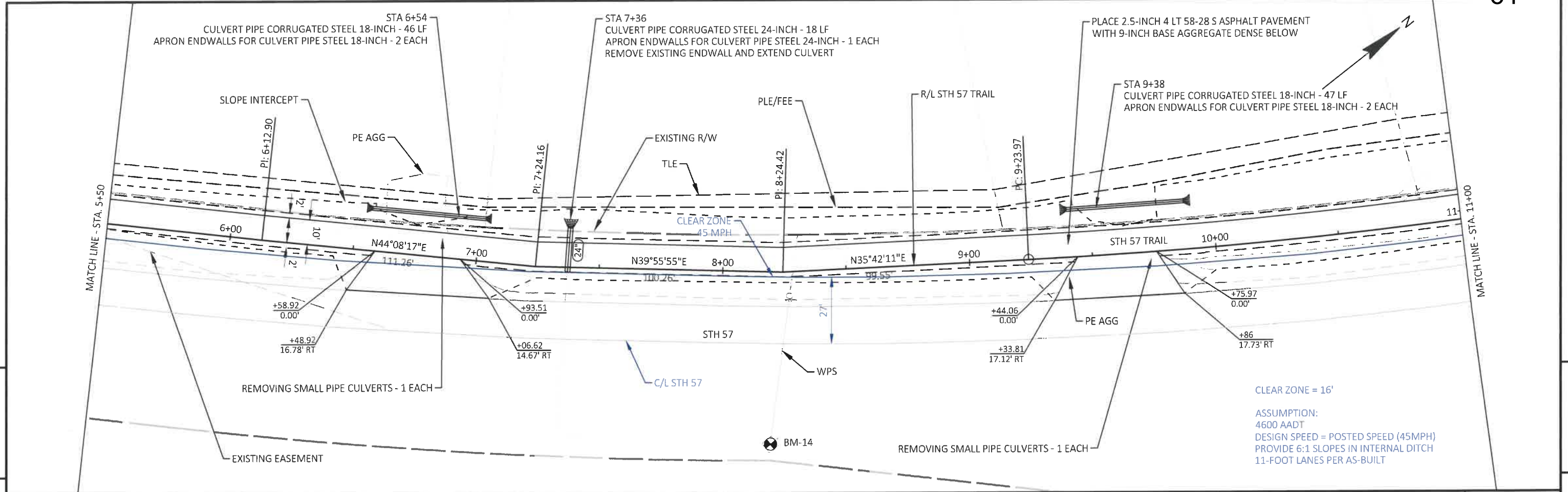
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET: E
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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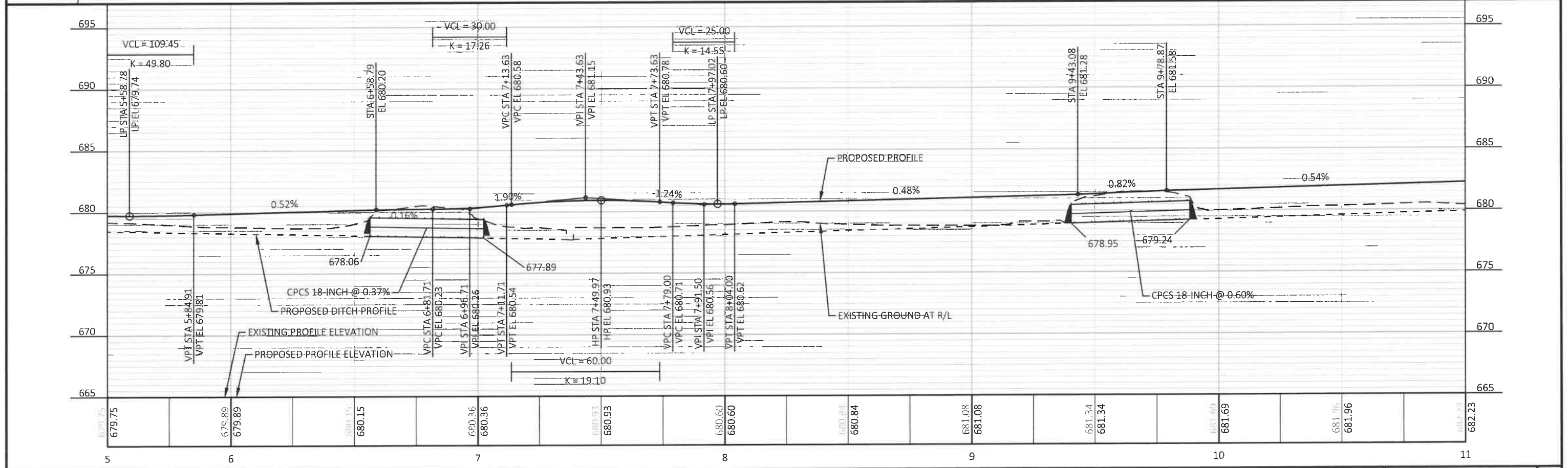


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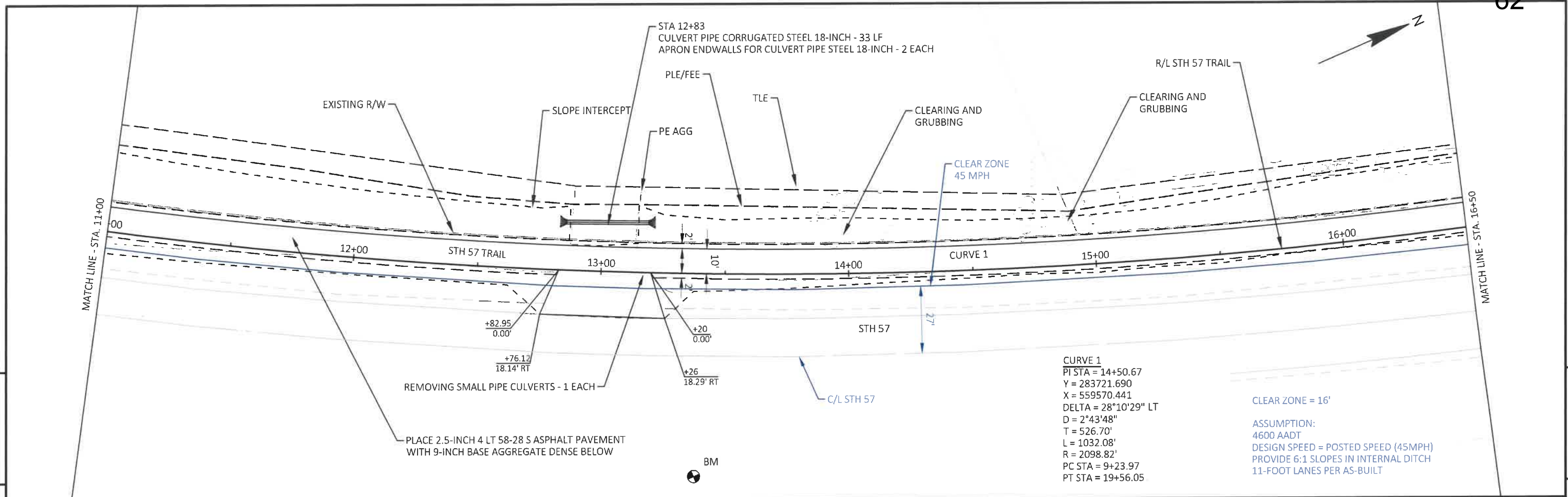
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CLEAR ZONE = 16'

ASSUMPTION:
 4600 AADT
 DESIGN SPEED = POSTED SPEED (45MPH)
 PROVIDE 6:1 SLOPES IN INTERNAL DITCH
 11-FOOT LANES PER AS-BUILT

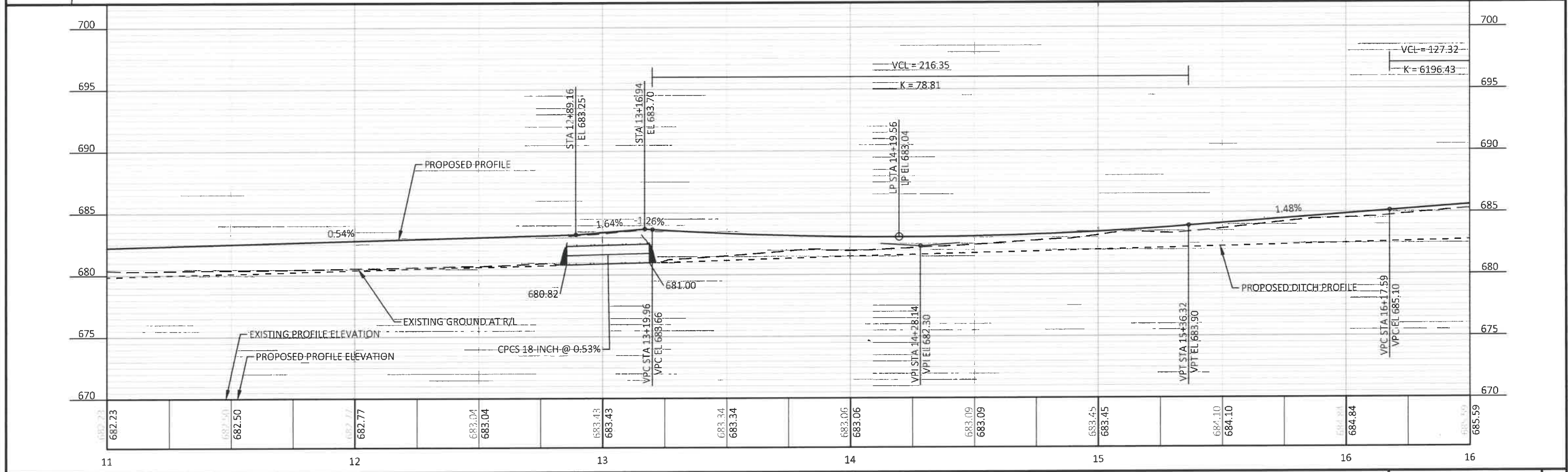


PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: STH 57 TRAIL SHEET E

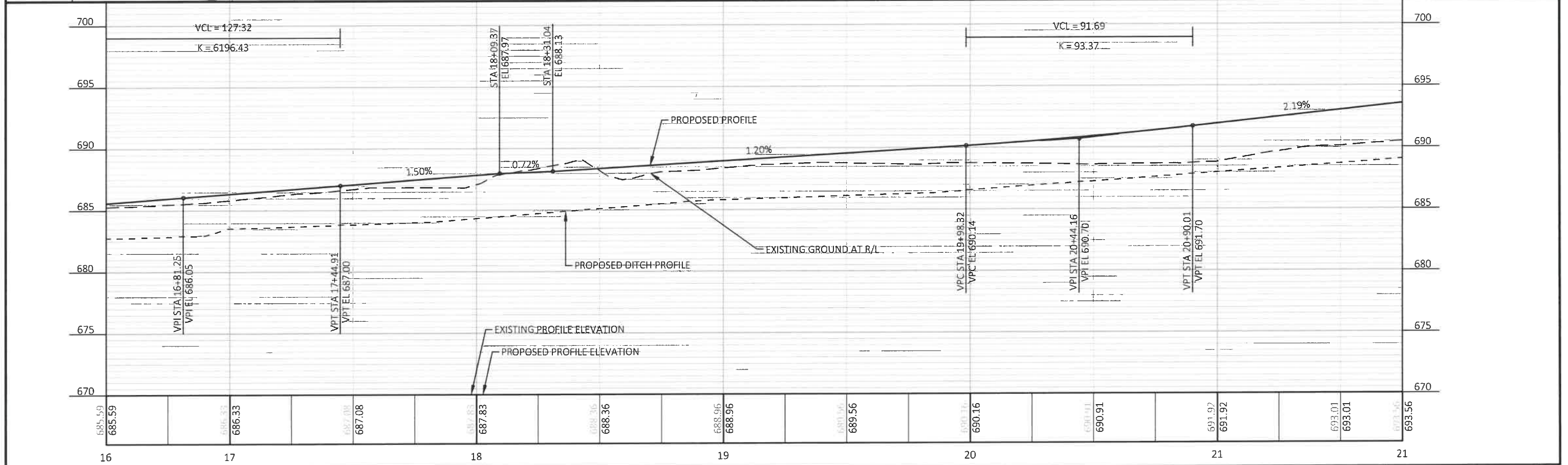
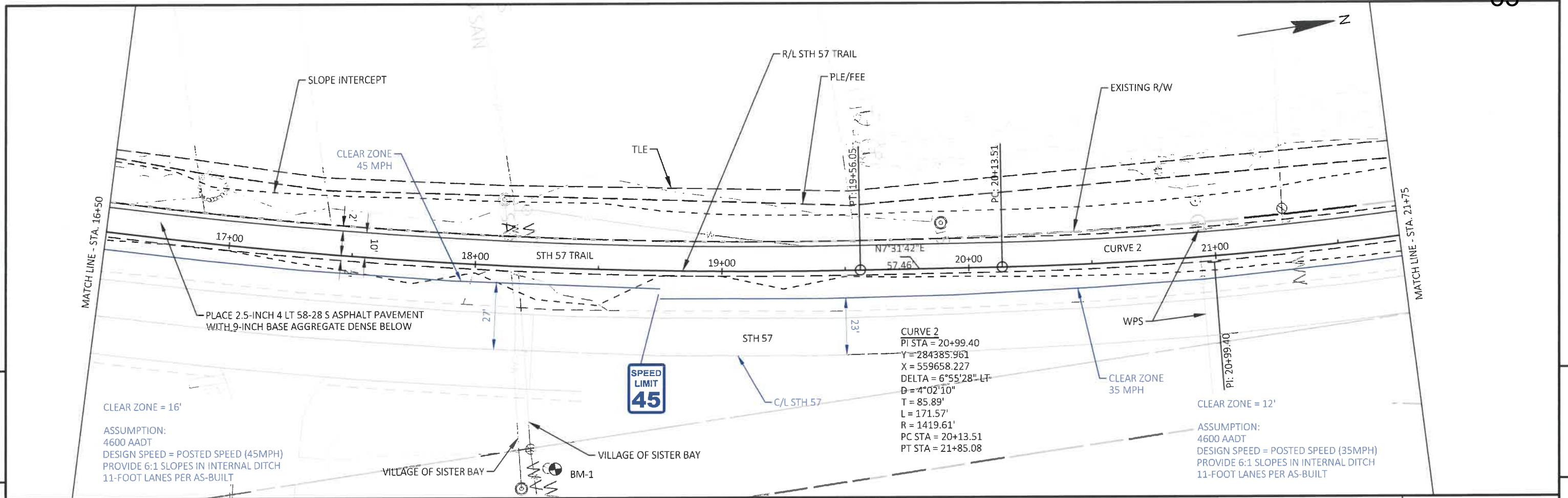


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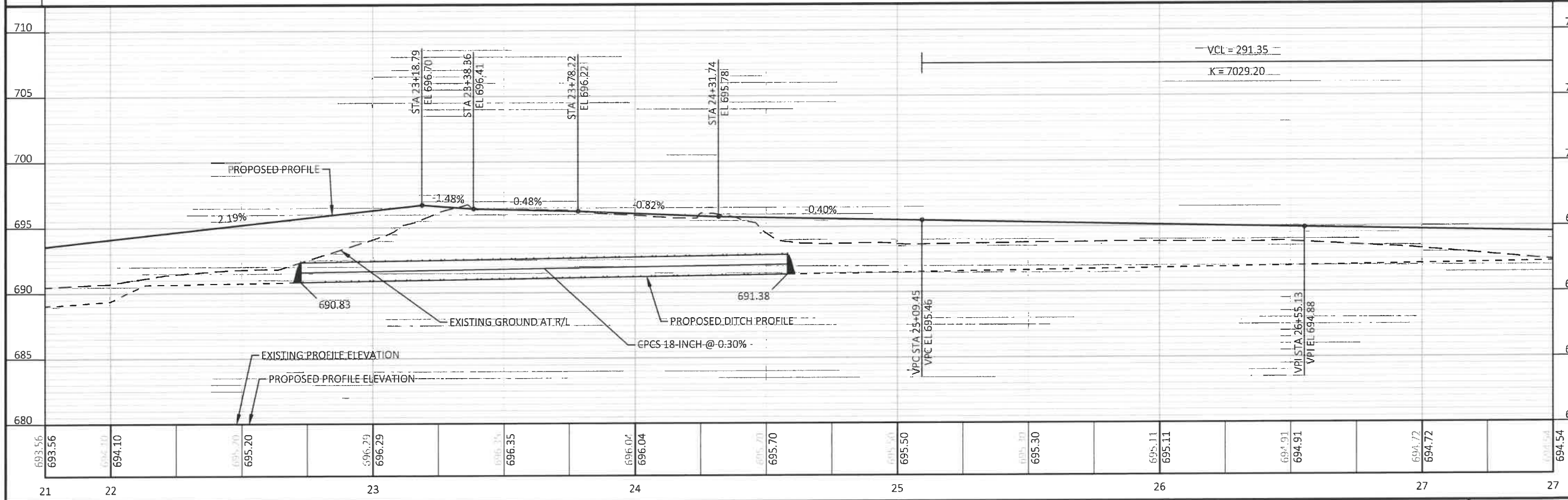
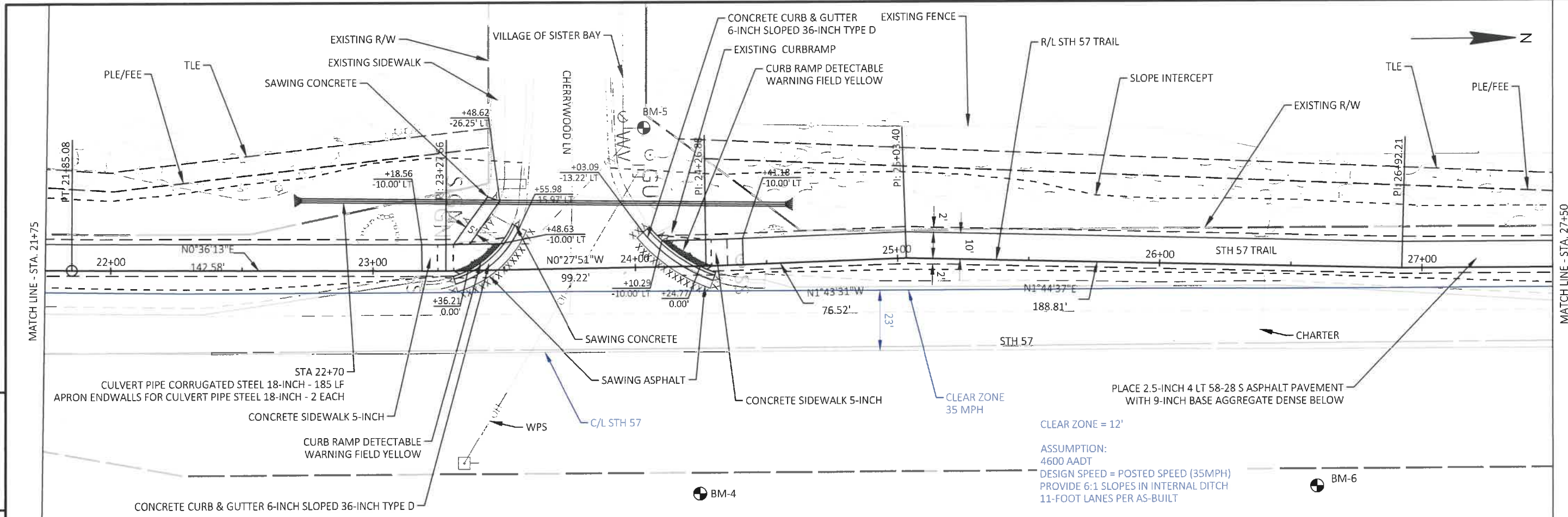
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PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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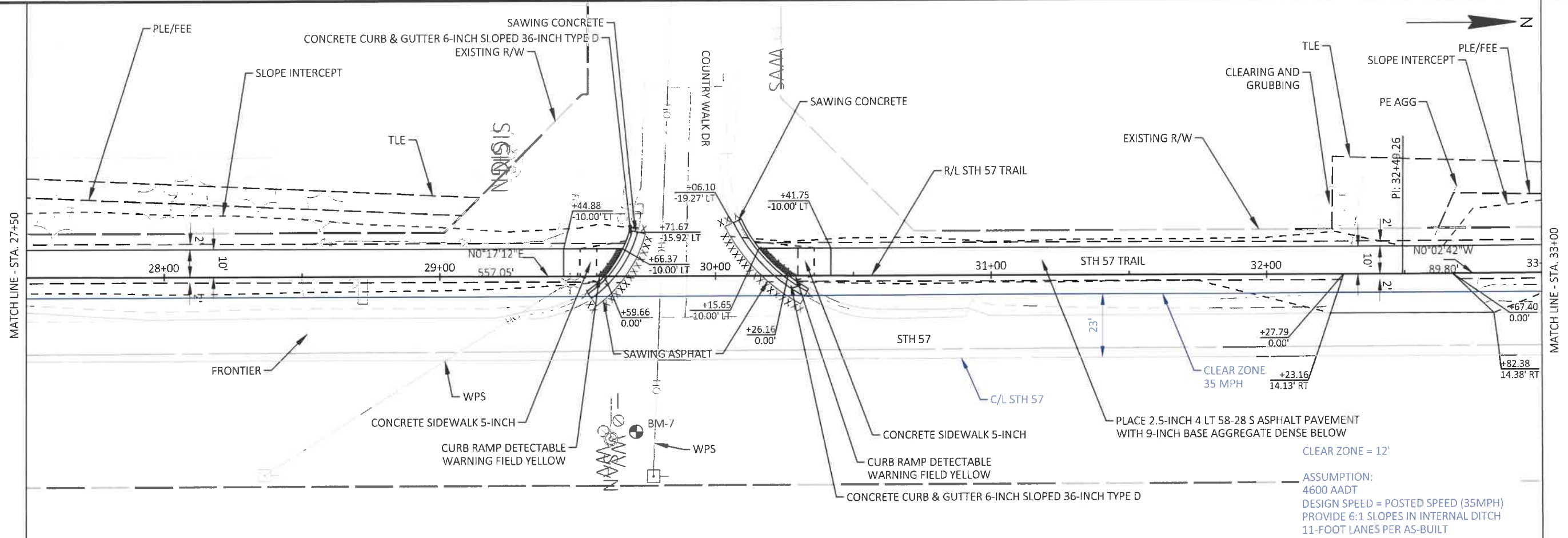
PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET: E
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PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: STH 57 TRAIL SHEET E

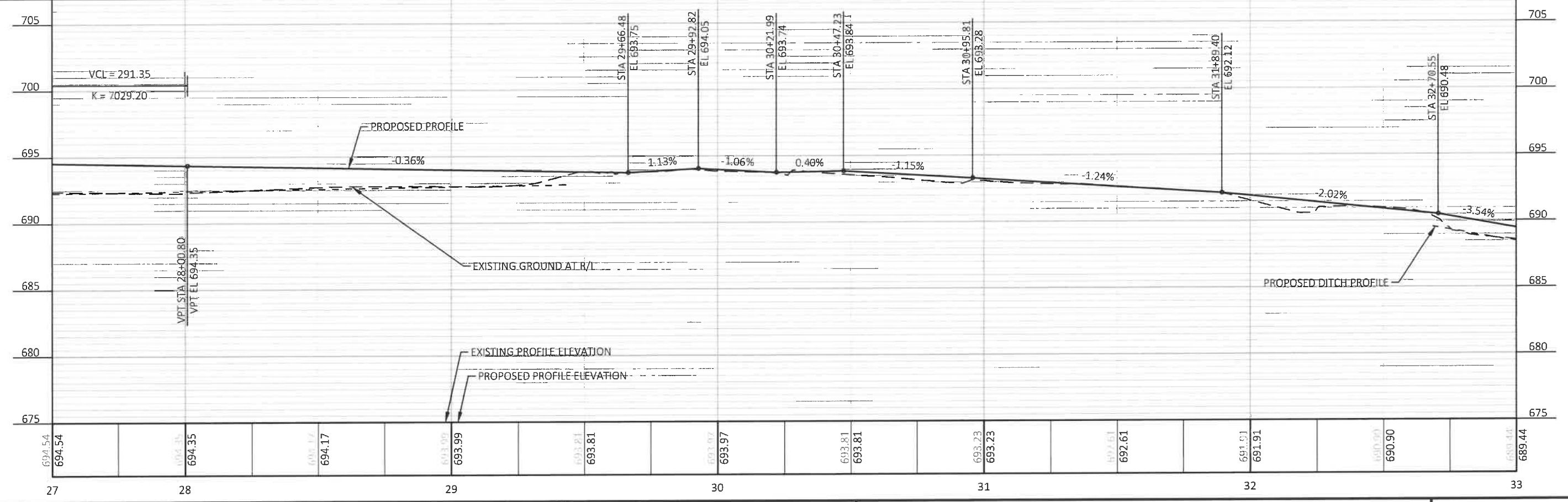
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CLEAR ZONE = 12'

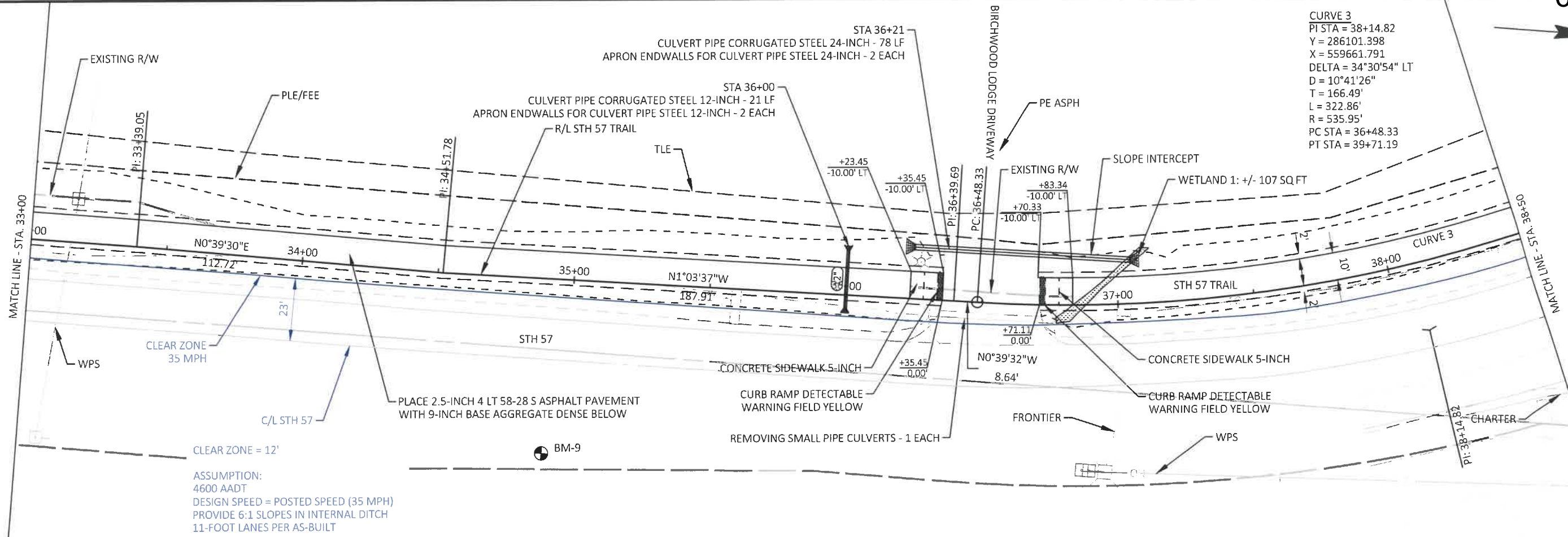
ASSUMPTION:
 4600 AADT
 DESIGN SPEED = POSTED SPEED (35MPH)
 PROVIDE 6:1 SLOPES IN INTERNAL DITCH
 11-FOOT LANES PER AS-BUILT



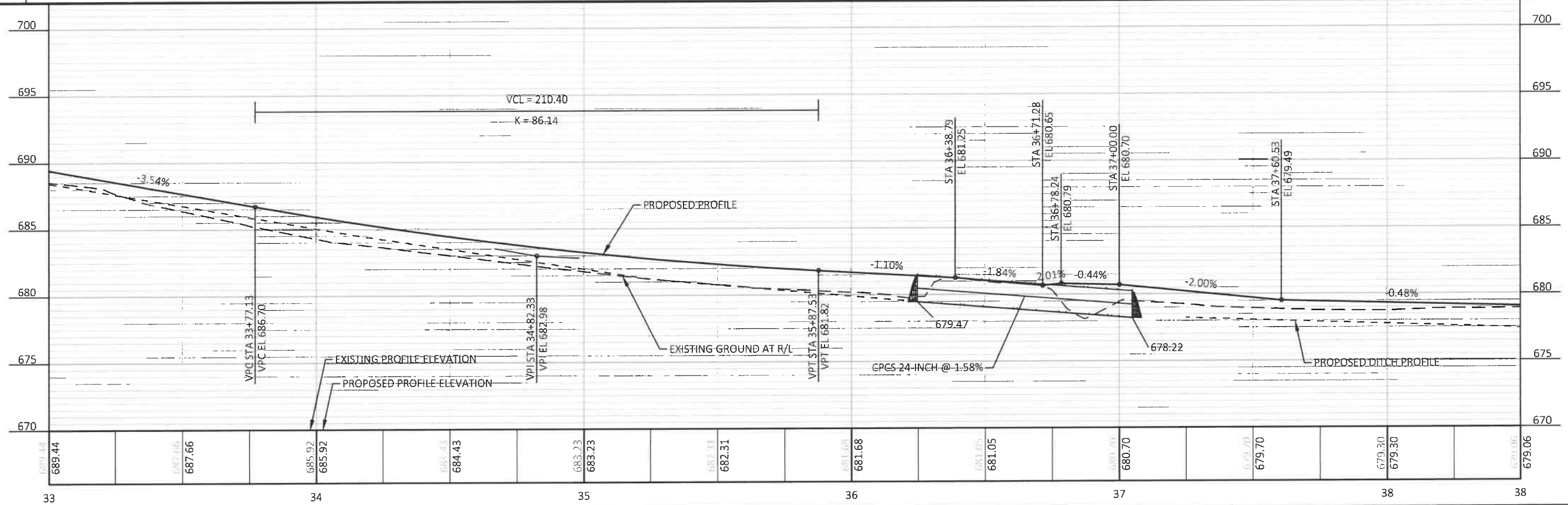
PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: STH 57 TRAIL SHEET: E



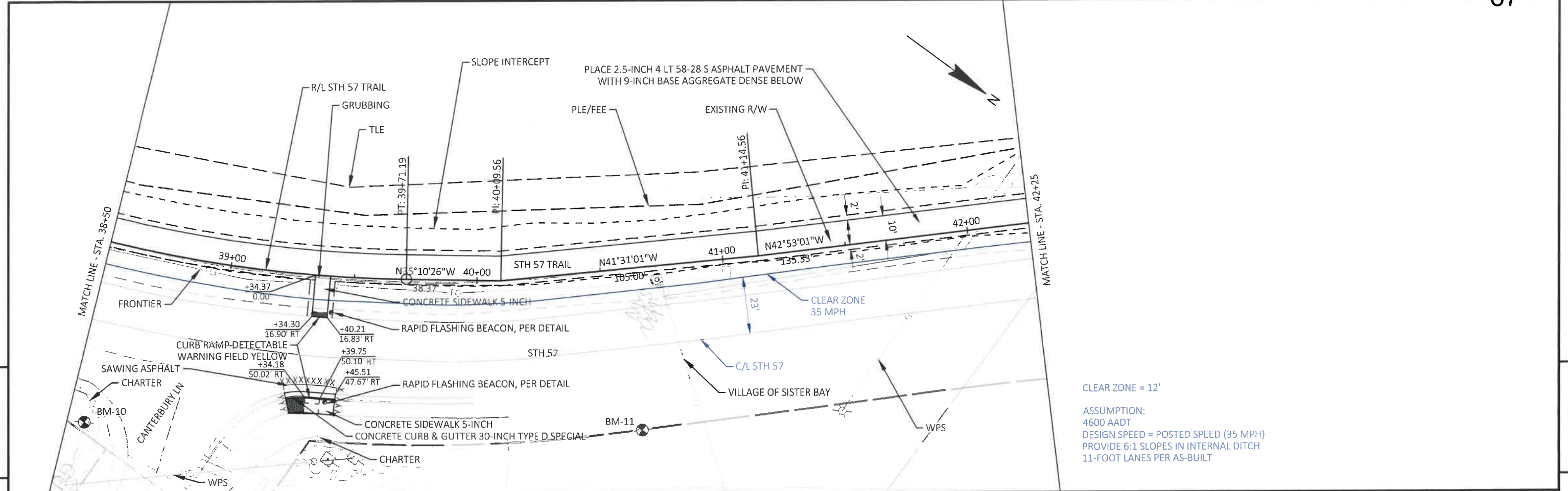
CURVE 3
 PI STA = 38+14.82
 Y = 286101.398
 X = 559661.791
 DELTA = 34°30'54" LT
 D = 10°41'26"
 T = 166.49'
 L = 322.86'
 R = 535.95'
 PC STA = 36+48.33
 PT STA = 39+71.19



ASSUMPTION:
 4600 AADT
 DESIGN SPEED = POSTED SPEED (35 MPH)
 PROVIDE 6:1 SLOPES IN INTERNAL DITCH
 11-FOOT LANES PER AS-BUILT

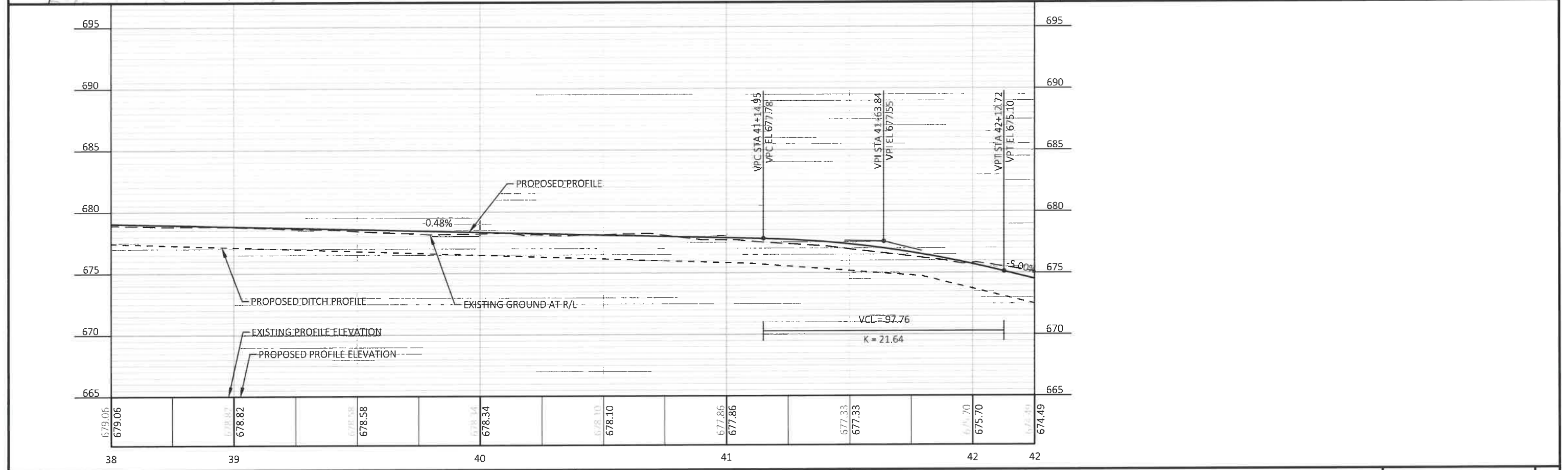


PROJECT NO: 4610-00-70	HWY: STH 57 TRAIL	COUNTY: DOOR	PLAN AND PROFILE: STH 57 TRAIL	SHEET E
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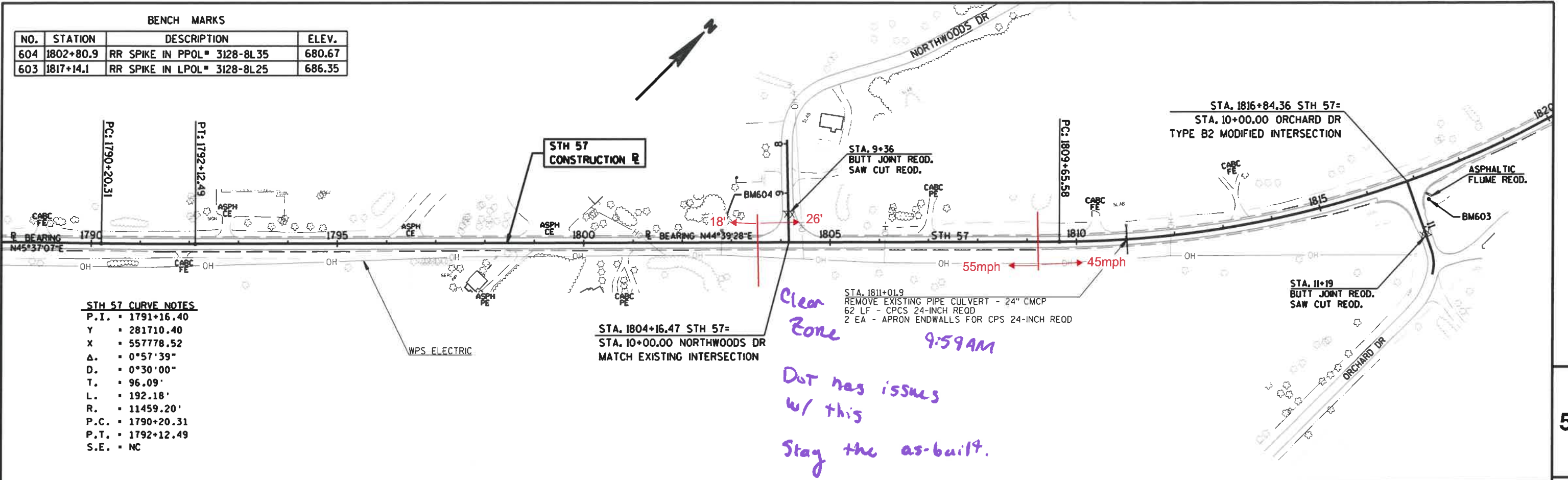
CLEAR ZONE = 12'

ASSUMPTION:
 4600 AADT
 DESIGN SPEED = POSTED SPEED (35 MPH)
 PROVIDE 6:1 SLOPES IN INTERNAL DITCH
 11-FOOT LANES PER AS-BUILT



PROJECT NO: 4610-00-70 HWY: STH 57 TRAIL COUNTY: DOOR PLAN AND PROFILE: STH 57 TRAIL SHEET: E

BENCH MARKS			
NO.	STATION	DESCRIPTION	ELEV.
604	1802+80.9	RR SPIKE IN PPOL = 3128-8L35	680.67
603	1817+14.1	RR SPIKE IN LPOL = 3128-8L25	686.35

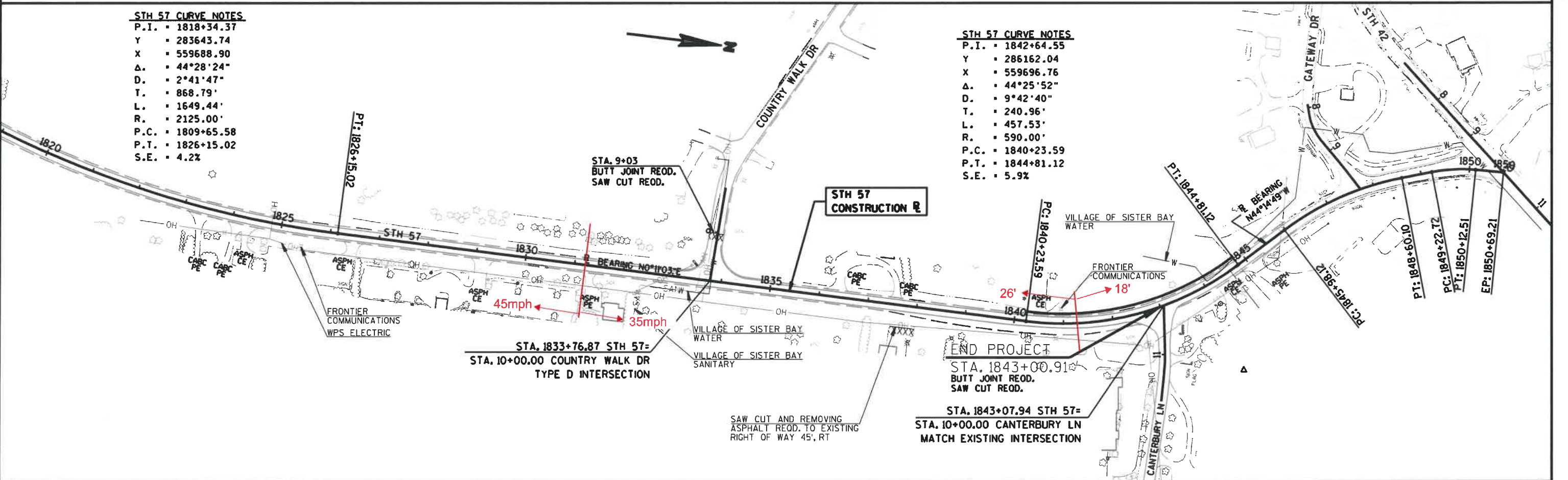


STH 57 CURVE NOTES
 P.I. = 1791+16.40
 Y = 281710.40
 X = 557778.52
 Δ = 0°57'39"
 D = 0°30'00"
 T = 96.09'
 L = 192.18'
 R = 11459.20'
 P.C. = 1790+20.31
 P.T. = 1792+12.49
 S.E. = NC

Clear Zone
9:59 AM
Dut has issues w/ this
Stay the as-built.

STH 57 CURVE NOTES
 P.I. = 1818+34.37
 Y = 283643.74
 X = 559688.90
 Δ = 44°28'24"
 D = 2°41'47"
 T = 868.79'
 L = 1649.44'
 R = 2125.00'
 P.C. = 1809+65.58
 P.T. = 1826+15.02
 S.E. = 4.2%

STH 57 CURVE NOTES
 P.I. = 1842+64.55
 Y = 286162.04
 X = 559696.76
 Δ = 44°25'52"
 D = 9°42'40"
 T = 240.96'
 L = 457.53'
 R = 590.00'
 P.C. = 1840+23.59
 P.T. = 1844+81.12
 S.E. = 5.9%





STAFF REPORT

Date: June 1, 2026

To: Parks, Property and Streets Committee

Re: Logerquist Property - Vision/Maintenance for Site

Author(s): Benjamin Andrews, Village Administrator

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

Village Staff were tasked with compiling the available documentation regarding the Logerquist Property. There were four documents available for documentation in the file, which included:

- Documentation of Septic Maintenance on October 9th, 2025.
- Appraisal - Market Value on 10/12/2023 from Pardee Appraisal Services LLC; Estimated at 1,285,000.
- Appraisal - Property Appraisal on 09/21/2023 for White Housing along County Hwy ZZ from Norther Door Appraisal Services, LLC; Estimated at \$872,000.
- Appraisal - Property Appraisal on 09/21/2023 for Red House along County Hwy ZZ from Norther Door Appraisal Services, LLC; Estimated at \$25,000.

Photos of the exterior of the site are included as part of the packet.

Previously Erik put together some brief information regarding the status of the maintenance on the site:

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.

Further, there are a number of inspection services that were researched and could be contracted to provide an in-depth inspection report for the property if the future use of the property would require it. This may be a few thousand dollars for an extensive report based on the property's structure and square footage.

















PARDEE APPRAISAL SERVICES, LLC

PROPERTY APPRAISAL REPORT

Effective/Inspection Date:	09/19/2023
Report Date:	10/12/2023
Subject Property Address:	10596 Woodcrest Rd, Sister Bay, WI 54234
Real Property Interest Valued:	Fee Simple
Client/Intended User:	For Sole Use of Anne Gormen, James Green / Baker Boy LLC. This report is not intended for use by other parties.
Borrower:	n/a
Intended Use:	To assist the client in establishing collateral value in a lending transaction that requires an "Appraisal" as set forth in the Interagency Appraisal and Evaluation Guidelines. This report is not intended for any other use.
Assignment Objective:	To develop an opinion of the Market Value, as defined by the federal financial institution regulatory agencies, of the stated interest in the subject property.
Estimated "As" Market Value of Subject Property:	\$1,285,000.

Scope of Work: In preparing this appraisal I (We):

- a) Conducted an inspection of the subject property; completed on 09/19/2023 by Isaac Linstad, a Certified Residential Appraiser for Pardee Appraisal Services.
- b) I(We) gathered comparable land and/or improved sales data through searching public and private data bases including: Multiple Listing services (Flex MLS, WIREX, and Paragon), LoopNet, CoStar, Wisconsin Department of Revenue Property Transfer records, Local Title Company, Redi-net, and Marinette County Land Records and GIS.
- c) Comparable rental and sales data was confirmed with a party involved in the transaction when available, otherwise confirmed through public and private databases of information, along with assessor information.
- d) The sales comparison approach is the method of valuation applicable to the valuation of the subject property. The cost approach, based upon Marshall & Swift Valuation Service, was not used to obtain a value for the subject improvements, at the request of the client only one approach was developed. The Income approach may be applicable; however an income approach is beyond the scope of work for this valuation and there is sufficient recent sales information available to develop a value conclusion through the sales comparison approach for this appraisal.

Report Option: This report is a Restricted Appraisal Report in accordance with Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. Additional supporting documentation is retained in the appraiser's work file. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's work file. However, in order to meet the requirements for an "appraisal" according to the Interagency Appraisal and Evaluation Guidelines, this report has been supplemented with additional information about the subject property and its market, as well as the data, reasoning, and analysis that were used in the valuation process.

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1.) Location of Subject Property:

The subject property is located at 10596 Woodcrest Rd, Sister Bay, WI 54234. The subject property is located in an area of residential properties with mixed recreational land and agricultural land.

2.) Property Description:

Property Type:	Single-Family Home, Utility Building; Vacant/Ag Land
Parent Tax ID / Parcel Numbers:	0180109312822A, 0180109312822B
Owner	Baker Boy LLC
Site Size (parent parcels):	39.75 ac, 0.25 ac
Characteristics:	Single-Family Home with Utility Buildings and Vacant/Ag Land, Single-Family Home
2023 Real Estate Taxes:	\$809.31, \$183.59
Current Listing/Contract Information:	The subject property is not currently listed for sale.
Previous Sale Information:	Subject property was listed on DCMLS#136241 with a list price of \$799,900 and was sold on 10/05/2021 for consideration of \$750,000. Based upon a search of MLS and other sources, the subject property has not been listed for sale within the past three years other than prior listing.

Subject Property Description:

The home on parcel 0180109312822A is a single-family home containing 3 bedrooms and 1 bathroom, with multiple outbuildings. Heat is supplied by FWA with gas as the heat source. The approximate size of the home is 1,630 square feet, which is based on assessment records. The effective GLA for this report was listed as 1,199 based on conversation with property owner on the condition of the house structure and additions. The remaining land on parcel 0180109312822A is ag land that is actively being farmed. The home on parcel 0180109312822B is a single-family home containing 1 bedroom and 1 bathroom with no outbuildings. Heat is supplied by FWA with oil listed as the heat source.

3.) Description of properties current use:

The improvements on the subject property are currently vacant with the remaining land being farmed.

4.) Description of the properties proposed use:

Continued use as single-family home and vacant/ag land

5.) Source of Market Value Definition:

Interagency Appraisal and Evaluation Guidelines Dated December 2, 2010 in Appendix D (Page 42).

6.) Assignment Conditions:

There are no Extraordinary Assumptions or Hypothetical Conditions associated with this valuation.

7.) This estimate of the Property's market value is subject to the following limiting conditions:

- Every effort has been made to verify the information analyzed in this valuation.
- The estimate of market value is based on information that was available as of the inspection date.
- If any additional information becomes known about the subject property, market, or comparable properties, we reserve the right to reconsider the opinions and conclusions.

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- 8.) Analysis, methods, and techniques utilized in valuing the subject property:** The sales comparison approach is the method of valuation applicable to the valuation of the subject property. The cost approach, based upon Marshall & Swift Valuation Service, was not used to obtain a value for the subject improvements, at the request of the client, the Income approach may be applicable; however, an income approach is beyond the scope of work for this valuation and there is sufficient recent sales information available to develop a value conclusion through the sales comparison approach for this appraisal.

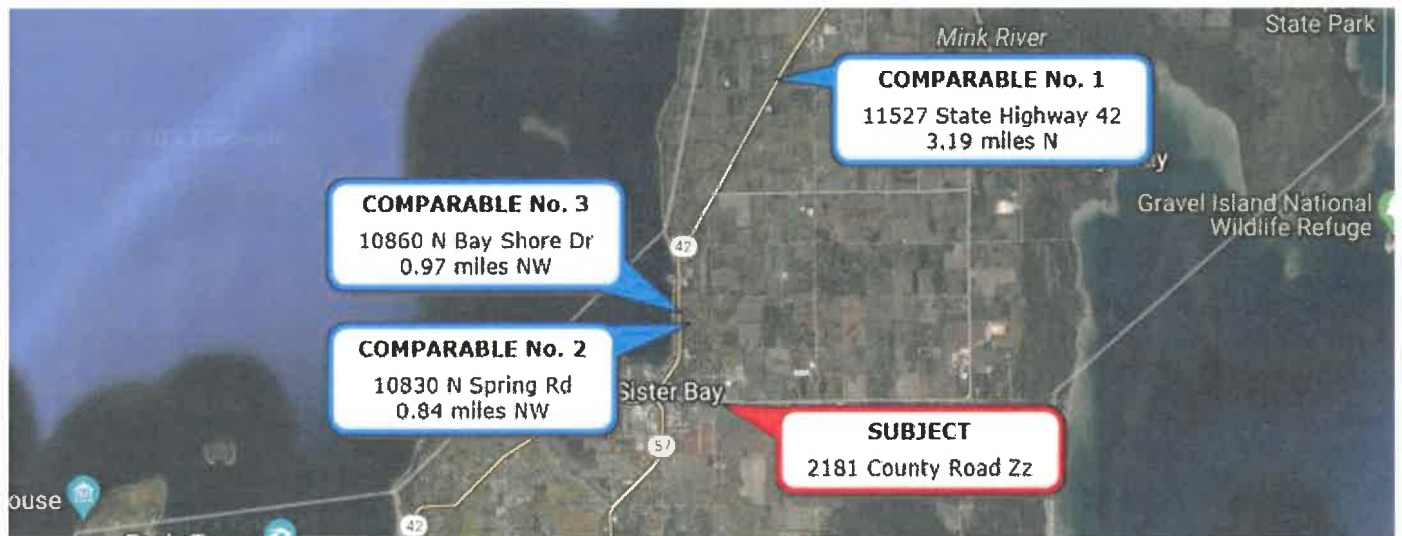
The sales data analyzed in the sales comparison approach is from the Pardee Appraisal Services, LLC property information database and from other online records.

- 9.) Valuation Methodology:** The residence and outbuilding on parcel 0180109312822A are being valued on a hypothetical 3-acre lot. The remaining land associated with parcel 0180109312822A is being valued without the portion of the previously mentioned 3-acre lot; parcel 0180109312822B is being valued in its entirety with the 0.25 acres of land and the single-family home.

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COMPARABLE SALES SUMMARY AND ADJUSTMENT CHART (PARCEL 0180109312822B)

Address 2181 County Road Zz Sister Bay, WI 54234		11527 State Highway 42 Ellison Bay, WI 54210		10830 N Spring Rd Sister Bay, WI 54234		10860 N Bay Shore Dr Sister Bay, WI 54234	
Proximity to Subject		3.19 miles N		0.84 miles NW		0.97 miles NW	
Sale Price		\$ 225,000		\$ 275,000		\$ 320,000	
Sale Price/Gross Liv. Area		\$ 125.00 sq.ft.		\$ 373.64 sq.ft.		\$ 640.00 sq.ft.	
Data Source(s)		DCMLS#139000;DOM 24		DCMLS#137795;DOM 57		DCMLS#138693;DOM 278	
Verification Source(s)		Assessor, Tax Records		Assessor, Tax Records		Assessor, Tax Records	
VALUE ADJUSTMENTS		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment	
Sales or Financing		ArmlLth		ArmlLth		ArmlLth	
Concessions		Conv:0		Conv:0		Conv:0	
Date of Sale/Time		s11/22;c10/22		s04/22;c02/22 +22,000		s06/23;c04/23	
Location		N:Rural;BsyRd +22,500		N:Res;		N:Res;	
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site		26572 sf		13200 sf -25,500		17860 sf -48,000	
View		N:Rural;		E:Woods;		N:Rural;	
Design (Style)		DT1;Ranch		DT1.5;OldStyle		DT1;Cottage	
Quality of Construction		Q4		Q4 -12,500		Q4	
Actual Age		64 -5,000		92 0		83 0	
Condition		C4		C4 -7,500		C4	
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count		6 3 1.0 -4,000		3 1 1.0		4 1 1.0	
Gross Living Area		1,800 sq.ft. -18,600		736 sq.ft. +2,700		500 sq.ft. +7,400	
Basement & Finished Rooms Below Grads		0sf +2,000		0sf +2,000		500sf0sfin	
Functional Utility		Average		Average		Average	
Heating/Cooling		FWA None		FWA None		FWA None	
Energy Efficient Items		No WdStove;F/P +1,500		No WdStove;F/P +1,500		No WdStove;F/P +1,500	
Garage/Carport		1gd2dw -4,000		None		None	
Porch/Patio/Deck		Pr,Ush 0		Covered Porch -2,500		Pr,Dk -2,500	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -19,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -41,800	
Adjusted Sale Price of Comparables		Net Adj. 2.5% Gross Adj. 25.6% \$ 219,400		Net Adj. 7.2% Gross Adj. 27.7% \$ 255,200		Net Adj. 13.0% Gross Adj. 18.6% \$ 278,400	



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The closed sales used were determined to be the most comparable to the subject property. The comparable sales used are recent sales and good indicators of value. Adjusted comparable sales reflect value of subject stated below. While not exactly the same, the sales do form a realistic range of value for the subject. Due to current market conditions and limited sales in the market area, it is sometimes necessary and typical to use sales that are more than twelve months old and a distance greater than one mile. Land value adjustments are based on the overall site value. Comparable sales used in this report are the most recent, similar and proximate to subject in the market area.

The comparable sales included were considered to be the most applicable based upon parameters of size, age, and similar quality and finishes. These comparable sales may have sold over one year prior to effective date of this report but are used in this report as they are the comparable sales that best represent the quality of finish and condition of the subject property.

Some comparable sales used may have sold over six months previous to the effective date of this report however these comparable sales are of similar market type and conditions and are the most valid comparable sales available in the subject market area. There are other sales that have occurred within the past 6-24 months that were not utilized as these properties varied greatly site characteristics and improvements. Therefore, based upon a search of the local Multiple Listing Service and discussions with real estate professionals we have determined these properties used as comparable sales as most comparable to the subject.

Due to the small market population nature of the subject property, there were limited comparable sales within 90 or 180 days. Comparable sales used are the most recent available that have comparable condition, construction, location and site size. Given the construction and location nature of the subject property and the limited population of the subject market area, there were no active listings available for inclusion in this report.

Based on the available market data, appraiser's files, mls data, experience in market area, survey of appraisers and real estate professionals in local market, the current market trends are listed as stable, and no time adjustment was warranted for the differences in sale dates of the comparable sales used in this report.

Comparable sale 2 has been contracted greater than twelve months prior to effective date of this report, however, it was necessary to include in this report due to the limited number comparable sales that have similar site size, condition, improvement size quality and condition and in the subjects market area. Amount of adjustment is 1% per month past 12 months and was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 1 has lesser location value than the subject property and was adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 2, 3 have greater site size and were adjusted downward. Amount of adjustment was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 1 has younger construction date than subject property and was adjusted downward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

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Comparable sale 2 has greater quality of construction than subject property and was adjusted downward. The adjustments were based on the following metrics: type of materials used, quality of interior and exterior finishes, type of kitchen finishes including countertops, backsplash, cabinets, bathroom finishes including flooring, wainscot, shower/tub type, cabinets. Amount of adjustment was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 2 has greater condition rating than subject property and was adjusted downward. The following metrics were used: condition of siding, condition of roofing, condition of grounds, condition of interior finishes such as flooring, wall coverings, kitchen and bathroom finishes, and renovation history. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 1 has greater room count (bedroom & bathroom) value than subject property and was adjusted downward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 2, 3 have lesser GLA than subject property and were adjusted upward. Comparable sale 1 has greater GLA than subject property and was adjusted downward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 2 have lesser basement area value than subject property and were adjusted upward. Amount of adjustment was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 2, 3 have lesser value of energy efficient items such as wood stoves, fireplaces and/or geothermal systems and were adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 2, 3 have greater amenity value than subject property and was adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Given the limited number of comparable sales in the subject market area primarily due to the lack of sales with comparable site size, similar effective age, similar size and condition and construction, it was necessary to use such comparable sales. Large net and/or gross adjustment values with comparable sales is may be due to differences including but not limited to site size, GLA, amenity value. Given the limited number of comparable sales in the subject market area, it is necessary to use these comparable sales in this report.

The subject property and all comparable sales utilized in this report are considered to be in similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing decisions.

PARDEE APPRAISAL SERVICES, LLC

COMPARABLE SALES SUMMARY AND ADJUSTMENT CHART

(HYPOTHETICAL 3 ACRE LOT WITH IMPROVEMENTS, PARCEL 0180109312822A):

Address 10596 Woodcrest Rd Sister Bay, WI 54234		10060 State Highway 57 Sister Bay, WI 54234		10886 Old Stage Rd Sister Bay, WI 54234		2125 Scandia Rd Sister Bay, WI 54234		10562 N Bay Rd Sister Bay, WI 54234	
Proximity to Subject		2.01 miles SW		1.39 miles NE		0.59 miles NE		2.03 miles E	
Sale Price	\$	\$ 280,000	\$ 307,500	\$ 420,000	\$ 299,900				
Sale Price/G.S.	\$ /sq.ft.	\$ 168.67 /sq.ft.	\$ 238.00 /sq.ft.	\$ 298.30 /sq.ft.	\$ 208.26 /sq.ft.				
DCMLS#139339;DOM 43		DCMLS#140819;DOM 36		DCMLS#139174;DOM 37		DCMLS#141069;DOM 7			
Assessor, Tax Records		Assessor, Tax Records		Assessor, Tax Records		Assessor, Tax Records			
DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION			
ArmlLth		ArmlLth		ArmlLth		ArmlLth			
Conv:0		Conv:0		Conv:0		Conv:0			
s06/23;c05/23		s09/23;c08/23		s04/23;c03/23		s04/23;c03/23			
Fee Simple		Fee Simple		Fee Simple		Fee Simple			
N;Rural;		N;Rural;		N;Rural;		N;Rural;			
1.11 ac		5.15 ac		6 ac		1.10 ac			
+23,600		-26,900		-37,500		+23,800			
DT1.5;Country		DT1.5;Country		DT1.5;Country		DT1.5;Country			
Average		Average		Average-Gd		Average			
130		88		108		99			
Average		Inferior		Average-Gd		Average			
Average		+15,000		-25,000		-3,500			
Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			
6 3 1		5 2 1		6 3 2		5 2 1			
1,660 sq.ft.		1,292 sq.ft.		1,408 sq.ft.		1,440 sq.ft.			
-13,800		-5,000		-6,300		-7,200			
0sf0sfin		1000sf0sfin		370sf0sfin		1120sf0sfin			
Average		Average		Average		Average			
FWA None		FWA None		FWA None		FWA None			
No WdStove;F/P		No WdStove;F/P		No WdStove;F/P		No WdStove;F/P			
2 Car Garage		0 Car Garage		2 Car Garage		2 Car Garage			
-10,000		Pr,Dk,Ublid		-10,000		-10,000			
+42,500		+35,500		+42,000		+42,500			
Net 12.4 %		Net 8.0 %		Net 18.5 %		Net 11.8 %			
Gross 34.8 %		Gross 36.6 %		Gross 38.5 %		Gross 34.4 %			
\$ 314,800		\$ 332,000		\$ 342,200		\$ 335,400			



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The closed sales used were determined to be the most comparable to the subject property. The comparable sales used are recent sales and good indicators of value. Adjusted comparable sales reflect value of subject stated below. While not exactly the same, the sales do form a realistic range of value for the subject. Due to current market conditions and limited sales in the market area, it is sometimes necessary and typical to use sales that are more than twelve months old and a distance greater than one mile. Land value adjustments are based on the overall site value. Comparable sales used in this report are the most recent, similar and proximate to subject in the market area.

The comparable sales included were considered to be the most applicable based upon parameters of size, age, and similar quality and finishes. These comparable sales may have sold over one year prior to effective date of this report but are used in this report as they are the comparable sales that best represent the quality of finish and condition of the subject property.

Some comparable sales used may have sold over six months previous to the effective date of this report however these comparable sales are of similar market type and conditions and are the most valid comparable sales available in the subject market area. There are other sales that have occurred within the past 6-24 months that were not utilized as these properties varied greatly site characteristics and improvements. Therefore, based upon a search of the local Multiple Listing Service and discussions with real estate professionals we have determined these properties used as comparable sales as most comparable to the subject.

Due to the small market population nature of the subject property, there were limited comparable sales within 90 or 180 days. Comparable sales used are the most recent available that have comparable condition, construction, location and site size. Given the construction and location nature of the subject property and the limited population of the subject market area, there were no active listings available for inclusion in this report.

Based on the available market data, appraiser's files, mls data, experience in market area, survey of appraisers and real estate professionals in local market, the current market trends are listed as stable, and no time adjustment was warranted for the differences in sale dates of the comparable sales used in this report.

Comparable sales 1, 4 have greater site size and were adjusted downward. Comparable sales 2, 3 have greater site size and were adjusted upward. Amount of adjustment was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 2, 3, 4 have younger construction date than subject property and were adjusted downward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 3 has greater quality of construction than subject property and was adjusted downward. Comparable sale 2 has lesser quality of construction than subject property and was adjusted upward. The adjustments were based on the following metrics: type of materials used, quality of interior and exterior finishes, type of kitchen finishes including countertops, backsplash, cabinets, bathroom finishes including flooring, wainscot, shower/tub type, cabinets. Amount of adjustment was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sale 3 has greater condition rating than subject property and was adjusted downward. Comparable sale 2 has lesser condition rating than subject property and was adjusted upward. The following metrics were used: condition of siding, condition of roofing, condition of grounds, condition of interior finishes such as flooring, wall coverings, kitchen and bathroom finishes, and renovation history. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate

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professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 3, 4 have lesser room count (bedroom & bathroom) value than subject property and were adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 3, 4 have greater GLA than subject property and were adjusted downward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 2, 3, 4 have greater basement area value than subject property and were adjusted downward. Amount of adjustment was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 2, 3, 4 have greater value functional utility based on the existing heating system of the subject property and were adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 3, 4 have greater garage space value value than subject property and were adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 2, 3, 4 have lesser amenity value than subject property and were adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Given the limited number of comparable sales in the subject market area primarily due to the lack of sales with comparable site size, similar effective age, similar size and condition and construction, it was necessary to use such comparable sales. Large net and/or gross adjustment values with comparable sales is may be due to differences including but not limited to site size, GLA, amenity value. Given the limited number of comparable sales in the subject market area, it is necessary to use these comparable sales in this report.

The subject property and all comparable sales utilized in this report are considered to be in similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing decisions.

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COMPARABLE SALES SUMMARY AND ADJUSTMENT CHART

(REMAINING VACANT LAND, PARCEL 0180109312822A):

Address 10596 Woodcrest Rd Sister Bay, WI 54234		Old Stage Rd Sister Bay, WI 54234 1.43 miles NE		Highland Rd Fish Creek, WI 54212 4.90 miles SW		Sunny Point Rd Egg Harbor, WI 54202 13.89 miles SW		Wildwood Rd Sister Bay, WI 54234 2.34 miles NE		Wildwood Rd Sister Bay, WI 54234 2.34 miles NE	
Proceeds to Subject											
Sale Price	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Price		13,847.68	280,000	15,050.00	301,000	18,750.00	750,000	17,950.00	359,000	18,450.00	369,000
Date Source(s)		DCMLS#138826;DOM 25		DCMLS#138378;DOM 84		DCMLS#139576;DOM 45		DCMLS#140903;DOM 37		DCMLS#140904;DOM 37	
Verification Source(s)		Assessor, Tax Records		Assessor, Tax Records		Assessor, Tax Records		Assessor, Tax Records		Assessor, Tax Records	
ITEM	DESCRIPTION	DESCRIPTION	+/- % ADJUST	DESCRIPTION	+/- % ADJUST	DESCRIPTION	+/- % ADJUST	DESCRIPTION	+/- % ADJUST	DESCRIPTION	+/- % ADJUST
Sales or Financing Concessions		ArmLth		ArmLth		ArmLth		Listing		Listing	
Date of Sale Time		Cash:0		Cash:0		Cash:0		Active		Active	
Rights Appraised	Fee Simple	s10/22;c09/22	+7	s09/22;c06/22	+10	s08/23;c07/23		Fee Simple		Fee Simple	
Location	B.CloseSisterBay	N.SisterBay	+2.5	N.FishCreek	+17.5	B.CloseEggHarbor		N.SisterBay	+2.5	N.SisterBay	+2.5
Site Area	36.75	20.22		20		40		20		20	
Improvements	None	None		None		None		None		None	
Net Adjustment (Total) in \$			26,600		82,775		6,975		9,225		9,225
Net Adjustment (Total) in % of \$			19.5 % of \$	12.5 % of \$		3.7 % of \$		5.1 % of \$		5.0 % of \$	
Adjusted Sale Price in \$		9.5	15,163.21	27.5	19,188.75	18,750		2.5	18,398.75	2.5	18,911.25



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The closed sales used were determined to be the most comparable to the subject property. The comparable sales used are recent sales and good indicators of value. Adjusted comparable sales reflect value of subject stated below. While not exactly the same, the sales do form a realistic range of value for the subject. Due to current market conditions and limited sales in the market area, it is sometimes necessary and typical to use sales that are more than twelve months old and a distance greater than one mile. Comparable sales used in this report are the most recent, similar and proximate to subject in the market area. When possible, appraiser attempts to locate comparable sales that bracket the subject; however, due to stable market conditions and limited sales in market area, it is not always achievable.

The comparable sales included were considered to be the most applicable based upon parameters of location, site makeup and land allocations. These comparable sales may have sold over one year prior to effective date of this report but are used in this report as they are the comparable sales that best represent the quality of finish and condition of the subject property.

Some comparable sales used may have sold over six months previous to the effective date of this report. Based upon a search of the local Multiple Listing Service and discussions with real estate professionals we have determined these properties used as comparable sales as most comparable to the subject.

Due to the small market population nature of the subject property, there were limited comparable sales within 90 or 180 days. Comparable sales used are the most recent available that have comparable condition, construction, location and site size.

Given the construction and location nature of the subject property and the limited population of the subject market area, there were no active listings available for inclusion in this report. Based on the available market data, appraiser's files, mls data, experience in market area, survey of appraisers and real estate professionals in local market, the current market trends are listed as stable and no time adjustment was warranted for the differences in sale dates of the comparable sales used in this report.

Comparable sales 1, 2 has been contracted greater than six months prior to effective date of this report, however, it was necessary to include in this report due to the limited number comparable sales that have similar site size, condition, improvement size quality and condition and in the subjects market area. Amount of adjustment is 1% per month past 6 months and was based according to appraisers files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Comparable sales 1, 2, 4, 5 have lesser location value than the subject property and were adjusted upward. Amount of adjustment was based according to appraiser's files, mls data, paired sales analysis, experience in market area, survey of appraisers and real estate professionals in local market, and is the current market adjustment rate in the subject property market area.

Given the limited number of comparable sales in the subject market area primarily due to the lack of sales with comparable site size, similar effective age, similar size and condition and construction, it was necessary to use such comparable sales.

The subject property and all comparable sales utilized in this report are considered to be in similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing decisions.

PARDEE APPRAISAL SERVICES, LLC

10.) Data Sources for Supporting information:

- a) Multiple Listing services (Flex MLS, WIREX, and Paragon),
- b) LoopNet,
- c) CoStar,
- d) Wisconsin Department of Revenue Property Transfer records,
- e) Redi-net,
- f) Marinette County Land Records and Marinette County GIS

11.) Supplemental information considered: There were no automated valuation model results analyzed in the development of the value opinion in this valuation. The Value opinion in this appraisal was manually developed by Isaac Linstad.

12.) VALUE CONCLUSION: Estimate of the Property's market value in its actual physical condition, subject to existing use and zoning designation as of the effective date of the appraisal:

\$1,285,000 – Final Reconciled Value

(\$255,000 – parcel 0180109312822B)

(\$335,000 – 3.0 ac portion of parcel 0180109312822A)

(\$695,000 – remainder of parcel 0180109312822A)

13.) Estimated Exposure Time: (Amount of time the subject property would have been on the market to bring a sale as of the effective date of the value opinion): 1-6 months.



10/12/2023

Isaac Linstad
Wisconsin Certified Residential Appraiser #2074-09
Michigan Certified Residential Appraiser #1201076377

Date and Signature of Appraiser



10/12/2023

Tony Pardee
Wisconsin Certified General Appraiser #1417-10
Michigan Certified General Appraiser #1201072905

PARDEE APPRAISAL SERVICES, LLC**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, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions 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 use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.



Tony Pardee

Wisconsin Certified General Appraiser #1417-10

Michigan Certified General Appraiser #1201072905

PARDEE APPRAISAL SERVICES, LLC**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, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report; on 09/19/2023.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions 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 use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.



Isaac Linstad

Wisconsin Certified Residential Appraiser #2074-09

Michigan Certified Residential Appraiser #1201076377

ADDENDUM

AREAL VIEWS / MAPS OF SUBJECT

Parcel 0180109312822B:

GIS Map

Printed 10/12/2023 courtesy of Door County Land Information Office



... from the Web Map of ...
(//www.co.door.wi.gov)
Door County, Wisconsin
... for all seasons!



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.

ADDENDUM

Parcel 0180109312822A:

GIS Map

Printed 10/12/2023 courtesy of Door County Land Information Office



... from the Web Map of ...
(//www.co.door.wi.gov)
Door County, Wisconsin
... for all seasons!



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ADDENDUM

SUBJECT PROPERTY PHOTOS



ADDENDUM

QUALIFICATIONS

APPRAISAL QUALIFICATIONS

of

Tony Pardee

Pardee Appraisal Services LLC

N3121 Deer Haven Ct

Peshtigo, WI

(715)-735-6900 (O)

(715)-330-1289 (C)

(715)-582-0169 (F)

tony@pardeearraisals.com

Wisconsin Certified General Appraiser #1417-10

Michigan Certified General Appraiser #1205072905

Iowa Certified General Appraiser #CG03425

Illinois Certified General Appraiser #553.002547

**PARDEE APPRAISAL
SERVICES, LLC**
Peshtigo, WI

Owner- August 2006 to Present

Previously Pardee Real Estate LLC August 2006 – September 2014

Specializing in real estate appraisal and consulting, Pardee Appraisal Services, LLC consolidates the experience of individuals with diverse backgrounds and expertise. Specific services available include commercial real estate, residential real estate, machinery and equipment, and business valuation appraisals and consultation services in conformity with USPAP and FIRREA regulations.

APPRAISAL EXPERIENCE

Income Producing and Special Purpose properties, including (but not limited to) the following:

- Apartment/multi-family
- Lodging facilities
- Special purpose properties
- Retail shopping centers
- Subdivision & condominium development (incl. retail, commercial multi-and single-family residential, & condominiums)
- Industrial/warehouse, production facilities
- Senior housing (CBRF, adult family home, assisted living, senior apartments, RCAC)
- Office buildings

Residential Real Estate Appraisal Services, FHA certified

- Single-family
- Waterfront
- Agricultural
- Recreation

Equipment Valuation

- Manufacturing
- Industrial
- Construction
- Retail
- Restaurant

ADDITIONAL EXPERIENCE

Commercial Appraiser – Meicher Real Estate LLC; Middleton, WI
Commercial Real Estate Appraisals. April 2001 – September 2006

EDUCATION

Appraisal Institute, courses completed:

- Nation USPS Update Course: 2020-2021

ADDENDUM

- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications: 2018
- Standards of Professional Practice
- Advanced Income Capitalization
- Highest & Best Use and Market Analysis
- General Applications
- Disclosures and Disclaimers
- Business Practices and Ethics (2020)
- Fundamental of Separating Real, Personal Property and Intangible Business Assets: 2012
- Online Business Practices and Ethics: 2011
- Analyzing Tenant Credit Risk and Commercial Lease Analysis: 2010

Appraisal Education Academy, courses completed:

- National USPAP Update Course: 2014-2015; 2012-2013; 2010-2011
- Bullet Proof Your Appraisal: 2014
- Sales Adjustment Strategies for the Current Market: 2013
- Valuation of Basements: 2013
- Cost Approach: Dilemma or Valid Conclusion: 2012
- Effective Report Writing: 2008
- Uniform Appraisal Dataset Overview And Application: 2011
- Reviewing Appraisals: 2011
- Foreclosures and Short Sales: Dilemmas and Solutions: 2011
- New Tools for a New Market: 2010

Wisconsin Realtors Association, Courses Completed:

- Fannie Mae's/Freddie Mac's UAD Update-2014: 2014
- 2018-19 National USPAP Update Course: 2018

American Society of Appraisers, courses completed:

- Principles of Appraisal Practice and Code of Ethics: 2014
- BV201 – Introduction to Business Valuation, Market Approach: 2014
- ME201 - Introduction to machinery and Equipment Valuation: 2014
- ME202 - Machinery and Equipment Valuation Methodology: 2014
- ME203 – Advanced Topics and Case Studies: 2014
- ME204 – Machinery and Equipment Valuation – Advanced Topics and Report Writing: 2014

ADDENDUM

McKissock, courses completed:

- New Construction Essentials: Luxury Homes: 2021
- Valuations of Residential Green Buildings: 2021
- Valuation of Residential Solar: 2021
- The Fundamentals of Appraising Luxury Homes: 2021
- New Construction Essentials: Luxury Homes: 2021
- Valuation of Industrial Incubators: 2021
- That's a Violation: 2019
- Evaluations, Desktops, and Other Limited Scope Appraisals: 2019
- Supervisor-Trainee Course for Michigan: 2019
- 2016-2017 7-Hour National USPAP Update Course: 2017
- Basic Hotel Appraising – Limited-Service Hotels: 2017
- Advanced Hotel Appraising – Full-Service Hotels: 2017
- Appraisal of Fast-Food Facilities: 2017
- Michigan Appraisal Law: 2017; 2019, 2021
- Introduction to Expert Witness Testimony
- Michigan Law 2013; 2011; 2009: 2007
- Expert Witness Testimony: 2009
- Appraising the Oddball: 2007
- 2006 National USPAP Update Course
- The Cost Approach: 2007
- The Dirty Dozen: 2007

Other Education Taken:

- New Interagency Appraisal and Evaluation Guidelines

University of Wisconsin - Whitewater: December 2001

Areas of Study:

- Real Estate Development
- Real Estate Investments
- Real Estate

REPRESENTATIVE CLIENTS

Banks/Lending Companies

- | | |
|------------------------------------|------------------------------------|
| ▪ Stephenson National Bank & Trust | Wells Fargo RETECHS |
| ▪ Nicolet National | Wisconsin Bank & Trust |
| ▪ Peshtigo National Bank | Farmers and Merchants Bank & Trust |
| ▪ Upper Peninsula State Bank | MBank |
| ▪ First Bank, Upper Michigan | First National Bank & Trust |
| ▪ Range Bank | Great North Bank |

ADDENDUM

NO. 147-10

EXPIRES: 12/31/2023

The State of Wisconsin
 Department of Safety and Professional Services

Hereby certifies that
 TONY J PARDEE

was granted a certificate to practice as a
 CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
 RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
 on the 30th day of June in the year 2006.

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

In witness thereof, the State of Wisconsin
 Department of Safety and Professional Services
 has caused this certificate to be issued under
 its official seal.



David B. Linn
 State Secretary

This certificate was printed on the 28th day of October in the year 2021

GRETCHEM WHITNER
 GOVERNOR

STATE OF MICHIGAN
 DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
 BUREAU OF PROFESSIONAL LICENSING
 CERTIFIED GENERAL REAL ESTATE APPRAISER LICENSE

TONY JOHN PARDEE

LICENSE NO.
 1205072905

EXPIRATION DATE
 07/31/2025

23188120729

THIS DOCUMENT IS ONLY
 ISSUED UNDER THE LAWS OF
 THE STATE OF MICHIGAN

ADDENDUM



STATE OF IOWA
 IOWA DEPARTMENT OF COMMERCE
 PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
 as: Certified General Appraiser.

Certification Number: CG03425 Expires: June 30, 2025

Status: Active

Tony John Pardee
 PARDEE APPRAISAL SERVICE, LLC
 N3121 DEER HAVEN CT
 Peshtigo, Wisconsin 54157

ADDENDUM

APPRAISAL QUALIFICATIONS

Isaac Linstad

WI Certified Residential Appraiser #2074-9
MI Certified Residential Appraiser #1201076377

PARDEE REAL ESTATE LLC Appraiser - April 2013 to Present

Specializing in real estate appraisal and consulting, Pardee Real Estate, LLC consolidates the experience of individuals with diverse backgrounds and expertise. Specific services available include commercial real estate appraisal and consultation in conformity with USPAP and FIRREA; market and feasibility studies; business valuations; expert witness testimony related to the services provided.

APPRAISAL EXPERIENCE:

- Residential properties
 - Single-Family
 - Waterfront
 - Agricultural
 - Multi-Family (1-4 units)
- Vacant Land:
 - Waterfront
 - Agricultural
 - Recreational

EDUCATION:

- McKissok, courses completed:
 - 2018-2019 National USPAP course, 2019
 - Basic Appraisal Principles, 2014
 - Basic Appraisal Procedures, 2014
 - Residential Sales Comparison and Income Approaches, 2014
 - Residential Market Analysis and Highest & Best Use, 2014
 - Residential Report Writing and Case Studies, 2014
 - Residential Appraiser Site Valuation and Cost Approach, 2014
 - Statistics, Modeling, and Finance, 2018
 - Advanced Residential Applications and Case Studies, 2018
 - Appraisal Subject Matter Electives, 2018
 - 2020-2021 National USPAP Update course, 2019
 - The FHA Handbook 4000.1, 2019
- Appraisal Education Academy, courses completed:
 - National USPAP Update Course: 2014-2015
- Wisconsin Realtors Association, courses completed:
 - Fannie Mae's/Freddie Macks UAD Update-2014: 2014
- University of Wisconsin - Marinette; May 2006
 - Areas of Study: A.A.S - Associates' of Arts and Sciences
- University of Wisconsin - Green Bay; May 2008
 - Areas of Study: B.S. Biology, Business Administration minor

ADDENDUM

NO. 2074-9

EXPIRES: 12/14/2023

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that
ISAAC A LINSTAD

was granted a certificate to practice as a
CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 9th day of April in the year 2019.

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

In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.



This certificate was printed on the 20th day of November in the year 2021

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

ISAAC ANDREW LINSTAD

LICENSE NO.
1204076377

EXPIRATION DATE
07/31/2024

22182090749

THIS DOCUMENT IS ONLY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN

APPRAISAL OF**REAL PROPERTY - SINGLE FAMILY RESIDENCE****LOCATED AT:**

10596 Woodcrest Rd
Sister Bay, WI 54234

CLIENT:

Village of Sister Bay
2383 Maple Drive, POB 769
Sister Bay, WI, 54234

AS OF:

September 21, 2023

BY:

Russell Dean Ransom
North Door Appraisal Services LLC

NORTH DOOR APPRAISAL SERVICES LLC

File No. WoodcrstRd10596SB-VIII

October 3, 2023

Village of Sister Bay
2383 Maple Drive, POB 769
Sister Bay, WI, 54234

File Number: WoodcrstRd10596SB-VIII

To whom it may concern,

In accordance with your request, I have appraised the real property at:

10596 Woodcrest Rd
Sister Bay, WI 54234

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of September 21, 2023 is:

\$872,000
Eight Hundred Seventy-Two Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Vdry truly yours,



Russell Dean Ransom
North Door Appraisal Services LLC

USPAP ADDENDUM

File No. WoodcrstRd10596SB-Vill

Borrower: None
 Property Address: 10596 Woodcrest Rd
 City: Sister Bay County: Door State: WI Zip Code: 54234
 Lender/Client: Village of Sister Bay

APPRAISAL AND REPORT IDENTIFICATION
 This appraisal report is one of the following types:
 Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
 Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property or 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.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION


I have NOT made a personal inspection of the property that is the subject of this report.
 I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE
 Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS
 Additional USPAP related issues requiring disclosure and/or any state mandated requirements:
 This is a restricted appraisal report, intended for the use of the named Client. The Client may, however, authorize other additional Intended Users. The report is not intended for institutional lending purposes.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.
 A reasonable exposure time for the subject property is 120 day(s).

<p>APPRAISER:</p> <p>Signature: <u></u> Name: <u>Russell Dean Ransom</u> Date Signed: <u>10/04/2023</u> State Certification #: <u>2094-9</u> or State License #: _____ or Other (describe): _____ State #: _____ State: <u>WI</u> Expiration Date of Certification or License: <u>12/14/2023</u> Effective Date of Appraisal: <u>09/21/2023</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
---	--

N DOOR APPRAISAL SERVICES
Restricted Appraisal Report

File No. WoodcrstRd10596SB-VIII

This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

PURPOSE
Client: Village of Sister Bay, E-mail: julie.schemelzer@sisterbaywi.gov
Client Address: 2383 Maple Drive, POB 769, City: Sister Bay, State: WI, Zip: 54234
Intended Use: Current market valuation in support of potential purchase/acquisition. This is a restricted appraisal report, intended for the use of the named client. The client may, however, authorize other additional intended users.

SUBJECT
Property Address: 10596 Woodcrest Rd, City: Sister Bay, State: WI, Zip: 54234
Other Description (APN, Legal, etc.), if applicable: Legal: NW1/4 NW1/4 EX E75' OF E359 ' OF N150' S.9-31-28
Parcel#0180109312822A
Property Rights Appraised: Fee Simple Leasehold Other (describe)
Subject property existing use: Single Family Residence. Use reflected in appraisal: Same.
Highest and Best Use: Existing Other:

SALES HISTORY
My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date: 01/19/2021, Price: \$750,000, Source(s): DCMLS#136241
Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable): Subject property was purchased (along with adjacent parcel #0180109312822B, ref DCMLS#136241, back on 01/19/2021. Otherwise, there is no additional record of sale/transfer of the Subject within the last 3 years; nor of any of the listed Comparable properties within the last year up to their listed date of sale.
Offerings, options and contracts as of the effective date of the appraisal: None.
Marketability Comments: See Attached Addendum
Site Comments: See Attached Addendum
Improvement Comments: See Attached Addendum

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	10596 Woodcrest Rd Sister Bay, WI 54234	1935 Wildwood Rd Sister Bay, WI 54234	1742 Hill Rd Sister Bay, WI 54234	8861 S Highland R Fish Creek, WI 54212
Proximity to Subject		2.24 miles NE	1.83 miles NE	6.90 miles SW
Sale Price	\$	\$ 420,000	\$ 700,000	\$ 280,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 260.55 sq. ft.	\$ 297.87 sq. ft.	\$ 134.10 sq. ft.
Data Source(s)		DCMLS#139323;DOM 35	DCMLS#138574;DOM 57	DCMLS#138991;DOM 85
Verification Source(s)		Public records.	Tax records.	Tax records. Drive-by.
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing Concessions		ArmLth Conv:0	ArmLth Cash:0	ArmLth Cash:0
Date of Sale/Time		s06/23;c05/23 20,000	s09/22;c08/22 70,000	s03/23;c02/23 19,500
Location	N;Rur;NrTwn	N;Rural;	N;Rural;	N;Rural;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	39.75 ac	15.58 ac 360,000	20.66 ac 230,000	5.17 ac 482,500
View	N;Pstrl	N;Woods;Pstrl	0 N;Pstrl;Trees	N;Pstrl;
Design (Style)	DT2;1.5-StyFrmHse	DT2;TradFrmHse	DT2;TradFrmHse	DT2;TradFrmHse
Quality of Construction	Q5	Q5	Q4 -60,000	Q5
Actual Age	153	103	0 126	0 148
Condition	C4	C4	C3 -40,000	C4
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	5 3 1.0	7 3 2.0	-5,000 8 4 2.1	-12,000 8 6 1.0
Gross Living Area	1,630 sq. ft.	1,612 sq. ft.	0 2,350 sq. ft.	-36,000 2,088 sq. ft.
Basement & Finished Rooms Below Grade	0sf	784sf0sfin 7,500	196sf0sfin -2,000	1368sf0sfin -13,500
Functional Utility	Avg	Avg	0 Avg	Avg
Heating/Cooling	Elec NoAC	HWBB NoAC	FWA-LP C/Air -5,000	HWBB-Oil C/A -5,000
Energy Efficient Items	None	None	CFns;SkLts -5,000	None
Garage/Carport	None	3gd -20,000	3gd -20,000	2gd -20,000
Porch/Patio/Deck	CompDkCvdPrch	EnclPrch;CvdPrch	0 LgCvdWrapPrch 5,000	EnclPrch 5,000
Fireplace/Stove	None	None	3 W/S -12,000	None
Outbuildgs/Other	Outbgs(see addendum)	MultipleOB's. 87,000	2Barns2StorSheds 79,000	Multiple.Barn. 92,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 449,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 192,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 525,600
Adjusted Sale Price of Comparables		Net Adj. 107.0% Gross Adj. 118.9% \$ 869,500	Net Adj. 27.4% Gross Adj. 82.3% \$ 892,000	Net Adj. 187.7% Gross Adj. 240.1% \$ 805,600

Summary of Sales Comparison Approach: See Attached Addendum

N DOOR APPRAISAL SERVICES
Restricted Appraisal Report

File No. WoodcrstRd10596SB-Vill

Methods and techniques employed: Sales Comparison Approach Cost Approach Income Approach Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: See Attached Addendum

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 09/21/2023, which is the effective date of this appraisal, is:

Single point \$ 872,000 Range \$ _____ to \$ _____ Greater than Less than \$ _____

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:

Appraiser's Certification
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's 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 appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Type of Value: Market Value Other Value: _____

Source of Definition: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2020).

Definition of Value: "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."

SIGNATURE	APPRAISER	CO-APPRAISER
	Signature: <u></u>	Signature: _____
	Name: <u>Russell Dean Ransom</u>	Name: _____
	Company Name: <u>North Door Appraisal Services LLC</u>	Company Name: _____
	Company Address: <u>PO Box 267</u>	Company Address: _____
	<u>Washington Island, WI 54246</u>	
	Telephone Number: <u>920-212-55645</u>	Telephone Number: _____
	Email Address: <u>ndoorappraisal@gmail.com</u>	Email Address: _____
	State Certification # <u>2094-9</u>	State Certification # _____
	or License # _____	or License # _____
	or Other (describe): _____ State #: _____	State: _____
	State: <u>WI</u>	Expiration Date of Certification or License: _____
	Expiration Date of Certification or License: <u>12/14/2023</u>	Date of Signature: _____
	Date of Signature and Report: <u>10/04/2023</u>	Date of Property Viewing: _____
	Date of Property Viewing: <u>09/21/2023</u>	Degree of property viewing:
	Degree of property viewing:	<input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
	<input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.
- This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
- Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.
- Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-Vill
Property Address: 10596 Woodcrest Rd	Case No.:
City: Sister Bay	State: WI Zip: 54234

Neighborhood Market Conditions

Market Conditions: Local Realtor feedback and state-wide WRA publications are all describing a market condition that is short of inventory, upward price-pressurized, a seller's market condition. There has been a narrowing number of sales, shortening of DOM quarter-on-quarter, compression of the S/L price ratio at or above 100%. Single family homes in this region of Door Co have seen a year-on-year price increase of ~10% to 15% from the 2022 selling season (most home appreciation occurring during H1 of 2022; and continuing in the 8-9 months of market in 2023). The vacant land market of this type is also constrained for inventory, and convenient to town. Mortgage interest rates are still nominal, financing is readily available to qualified buyers, buyer activity is strong (contributed to by the just-prior COVID pandemic), and listings do not last long on the market, often drawing at or above-list prices. Foreclosures/REO properties are not significant factor, and seller incentives are not prevalent.

Site Comments

The Subject's site is a substantial plottage of rural, near-town land, 39.75ac square shape, mostly open pastoral terrain, with some trees dotting its landscape around the main abode/outbuildings area. Mostly lawn/trees on the NW ~4ac; the remainder is tillable. Zoned HL-3.5 (Heart Land 3.5ac min for new lots); the current use is legal. It is situated near-town to the popular Door county peninsula village of Sister Bay, WI. This proximity to the village and its amenities, yet rural in its setting, is a good portion of the value premise for this parcel. There are no apparent external adverse conditions or influences. Grass/gravel driveway onto the property. Corner lot aspect provides frontage onto both Woodcrest and Cty Hwy ZZ. Service utilities: private well and septic. Value of this parcel, in improved, is: \$560,000. (reference DCMLS138826, 20.22ac plot on Old Stage Rd, but further out east away from town, sold 10/2022 for \$280,000). This figure shall be used as baseline site value on the sale grid.

Quality and Condition of Property

The Subject's principal improvement is its farmhouse, a 1.5-story traditional farmhouse (circa 1880), that was probably remodeled a few times over the years. It was most recently re-painted (exterior) in ~2020. Frame construction; wood siding; asphalt roof (in good shape); older DH windows, separate screens/storms; covered porch & rear composite deck. Interior living space is 1630sf, with 3 bedrooms, 1 full bath, LR, eat-in Kit. Some plaster walls + wood paneling downstairs. Low C4 condition, everything is pretty dated and walls/flooring need work; but the space seems habitable. Elec heat, no AC. The Subject's other Outbuildings have been rated/valued for baseline comparison as follows:
 ~3456sf dairy barn avg- condition: \$65,000
 ~800sf poultry crib avg- condition \$12,000
 ~160sf shed, fair condition \$1500
 ~80sf shed, avg- condition \$500
 ~15K cuft silo, avg condition \$8000
 There is also an array of (7) small farmhand shed/cottage structures, they range from ~100sf to ~250sf, each one. It appears they provided worker sleeping quarters (but did not observe any electric or running water in these). Property record refers to these as "utility shed" structures - if used for simple dry storage they are in abundance, a superadequacy. Total market impact value for these structures: \$15,000
 Total market impact baseline value of these outbuilding structures for comparative purposes on our grid (last line): \$102,000

Comments on Sales Comparison

MLS search was conducted to select similar/comparable properties that have sold in the nearest term/timeframe possible. These 3 comparables are the best available from which the Appraiser may draw comparisons and adjust for value of our Subject.
 All adjustments made to the comparable properties on the grid reflect, in the appraiser's opinion, the market's reaction to the attribute or deficiency of the Comp when compared with the Subject property. The adjustments do not necessarily reflect replacement or replication cost.
 All three of our Comps were adjusted for their respective date-of-sale to reflect the uptick in market value that has occurred over the 2022-2023 selling seasons.
 Site value adjustments were given to accommodate the Subject's substantial land - MLS search parameter allowed sites down to 5acres, but none were found that were as large as our Subject's. The Subject's was superior in every case, and we see this reflected with large land value adjustments across the grid for all of the Comps.
 Subject's Quality and Condition ratings were found to be same as in the case of #1 and #3. #2 was substantially better in both Quality and Condition.
 Differential GLA adjustments were made at the rate of \$50/sf, market impact value.
 Each Comp's outbuildings were considered, and matched for adjustment vs the Subject's total \$102K value package of outbuildings. The Subject registered superior to all of the Comps.
 All 3 of our Comps are closed sales and contribute to the synthesis of value for the Subject. #1 & #2 are the best comparables (#1 is nearest in date-of-sale; #2 has the least overall gross adjustment distortion at 82.3%); #3 is least relevant, the land differential creates a huge distortion and overall a very high gross adjustment %. Each Comp is appropriately weighted in a blending of adjusted values, and gives us a result from this grid: \$872,000.

Reasons for non-development of a value approach

The Income approach was not developed in this case since the Subject is not used as a rental.
 The Cost approach was not developed because the age, condition and complexity of the property makes the depreciated value calculation potentially inaccurate and misleading.
 The Sales Comparison grid was developed and does give us a value indicator of \$872,000. This method is considered the most accurate and reliable method from which to distill an estimate of current market value.

Final Reconciliation

The outcome of the Sales grid above is our primary indicator of value. In addition, the Appraiser does note that the Subject property was sold (ref DCMLS#136241, which included adjacent parcel #0180109312822B) in January 2021 for the sum of \$750,000. The result of this grid (\$872,000) plus the value rendered on the separate appraisal of #0180109312822B (\$25,000) totals a contemporary appraised value for this same package at \$897,000. This is ~20% increase in price since early-2021, which for a property in this condition may be about right. Therefore the final opinion of value shall be rendered

Client: Village of Sister Bay	File No.: WoodcrstRd10596SB-Vill
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solely as a result of the Sales Comparison method from the sales grid above. This opinion of value is: \$872,000. This value is both reasonable and justified. This opinion of value is rendered within the guidelines of USPAP standards.

Extra Comments

Highest and Best Use:

Per the Subject's zoning the highest and best use of our Subject is single-family residential.

Inspections:

The appraiser is not a licensed Home Inspector. If the client has concerns regarding hidden or unapparent physical, electrical, or mechanical deficiencies of the property, a licensed inspector should be engaged.

Data Sources:

Assessors records, county land records, county tax records, Wisconsin Department of Revenue, US Census Bureau records, and/or various Multiple Listing Services (MLS) provided information on the subject property and comparable sales.

PRIVATE WELL AND SEPTIC: In rural areas such as this, a private well and private septic or mound or holding tank system is common. This fact has no impact on the value of the property.

COMPARABLE ADJUSTMENTS EXCEED NORMAL GUIDELINES: A thorough search for comparable sales was made in an attempt to find comps that would adjust within normal guidelines. After considering locations, dates of sale, physical differences, the sales selected are better indicators of the value of the subject property than those with smaller gross/net adjustments. It is very common in the Door Co market for gross adjustments to exceed 25%, due to the many variances that occur in such a non-conforming market. This is in sharp contrast to larger urban and suburban areas where one may find more homogeneous neighborhoods and construction designs and locations. Likewise it is common and necessary to have individual line adjustments that exceed 10% of the sale price. Again, the lack of conformity in what is largely a custom-design and build market, can and often does result in large single-line adjustment values.

GEOGRAPHIC AND MARKET COMPETENCY COMPLIANCE

The subject property is located ~26 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

The Square Footage-Method for Calculating: ANSI® Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property.

Miscellaneous:

This appraiser has no formal knowledge in the area of Law.

APPENDIX

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such

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dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Condition Ratings & Definitions

C1
 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2
 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3
 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4
 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5
 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6
 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Village of Sister Bay	File No.: WoodcstRd10596SB-VIII
Property Address: 10596 Woodcrest Rd	Case No.:
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**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: September 21, 2023
Appraised Value: \$ 872,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Client: Village of Sister Bay	File No.: WoodcrstRd10596SB-Vill	
Property Address: 10596 Woodcrest Rd	Case No.:	
City: Sister Bay	State: WI	Zip: 54234



Side View



Rear Deck detail



Front Porch detail

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Property Address: 10596 Woodcrest Rd	Case No.:	
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Kitchen



Living Room



Bathroom



BedRooms (typical)



Laundry/Utility



Attic

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Property Address: 10596 Woodcrest Rd	Case No.:
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Barn & Silo



Barn - opposite angle view



Barn Interior



Poultry shed



Poultry shed interior



Poultry shed interior pic#2



Storage Shed



Interior of Storage Shed



Farmhand Shed/Cottage (example - one of the smaller)



Farmhand Shed/Cottage (typical)



Farmhand Shed/Cottage (larger one)



Farmhand Shed/Cottage (interior - typical)

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Village of Sister Bay	File No.: WoodcrstRd10596SB-VIII
Property Address: 10596 Woodcrest Rd	Case No.:
City: Sister Bay	State: WI Zip: 54234

**COMPARABLE SALE #1**

1935 Wildwood Rd
Sister Bay, WI 54234
Sale Date: s06/23;c05/23
Sale Price: \$ 420,000

**COMPARABLE SALE #2**

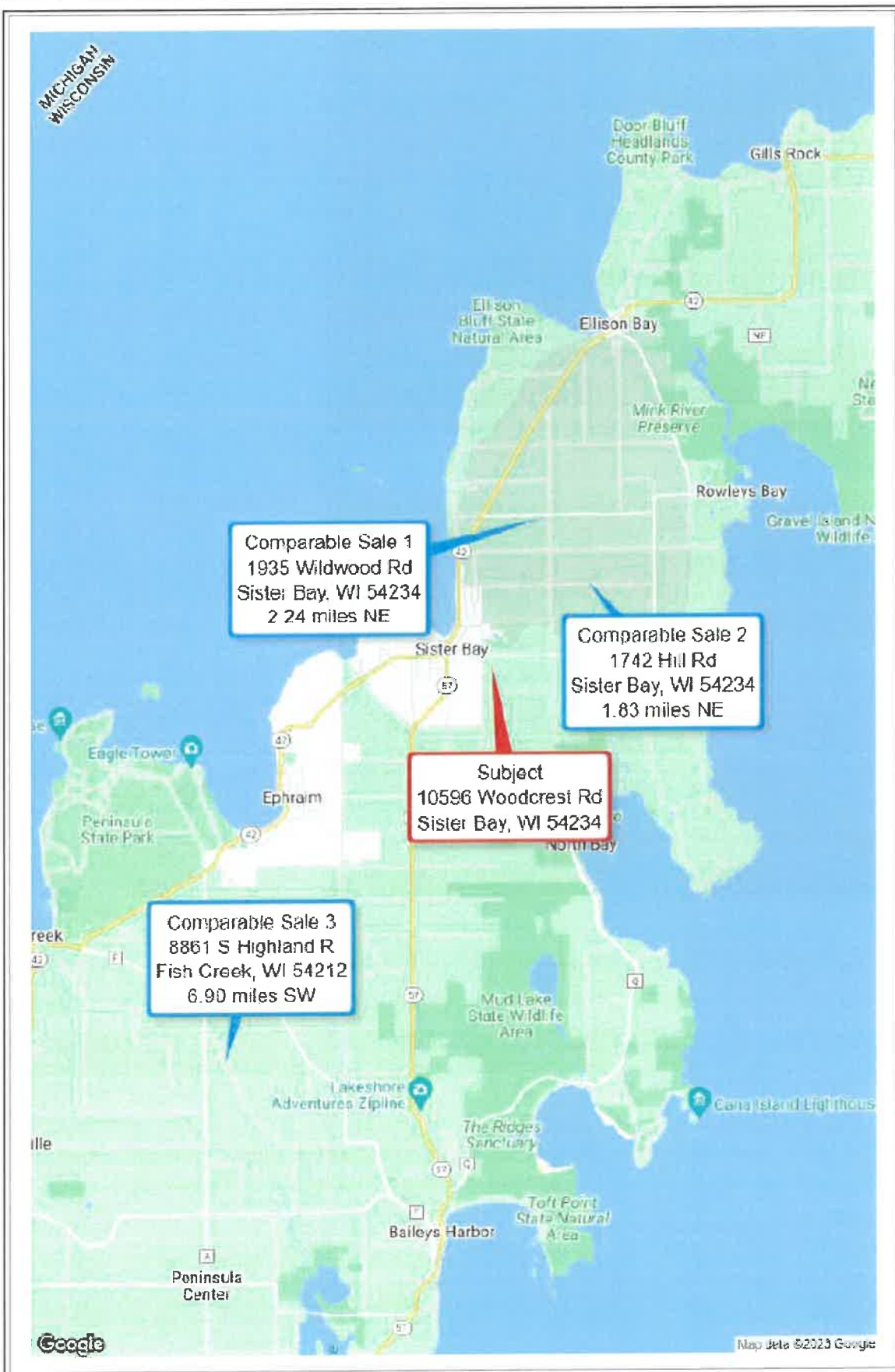
1742 Hill Rd
Sister Bay, WI 54234
Sale Date: s09/22;c08/22
Sale Price: \$ 700,000

**COMPARABLE SALE #3**

8861 S Highland R
Fish Creek, WI 54212
Sale Date: s03/23;c02/23
Sale Price: \$ 280,000

LOCATION MAP

Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-VIII
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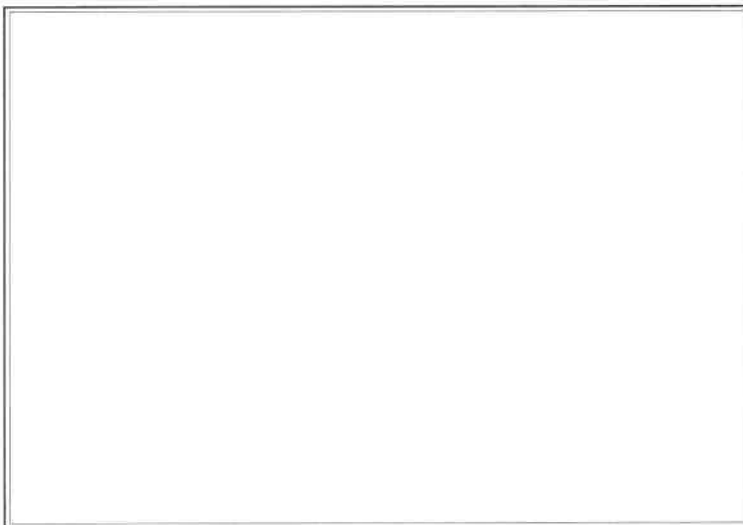
Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-Vill
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Aerial Site Outline View



Zoning Map Overlay



No picture.

ASSESSORS PROPERTY RECORD

Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-Vill
Property Address: 10596 Woodcrest Rd	Case No.:
City: Sister Bay	State: WI Zip: 54234

2023 Property Records for Town of Liberty Grove, Door County

September 18, 2023

Tax key number: 018-01-09312822A

Property address: 10596 Woodcrest Rd

Traffic / water / sanitary: Medium / Well water / Septic

Legal description: NW 1/4 NW 1/4 EX E75' OF E359' OF N150' S 9 3' 20

Land	\$54,800
Improvements	\$222,400
Total value	\$277,200

City	Land Use	Width	Depth	Square Foot	Acres	Water Frontage	Tax Class	Special Tax Program	Asses. Value
1	1st grade blt/acre			1,383,030	31.79C	None	1st grade blt/acre		\$9,000
1	2nd grade blt/acre			131,551	3.02D	None	2nd grade blt/acre		\$700
1	Road ROW			86,249	1.96D	None	Undeveloped		\$100
1	Agri-homesite			130,680	3.00C	None	Agri-homesite		\$55,000

Residential Building		
Year built:	1680	Full basement:
Year remodeled:		Crawl space:
Stories:	1 story/waltic	1,050 SF
Style:	Country/Farmhouse	Open porch (patio):
Use:	Single family	1,405 SF
Exterior wall:	Wood	Second floor:
Masonry adjunct:		Third floor:
Roof type:	Asphalt shingles	Hall entry:
Heating:	Gas, hot water	11 SF
Cooling:	No A/C	Finished attic:
Bedrooms:	3	525 SF
Family rooms:		Unfinished area:
Baths:	1 full, 0 half	Open porch:
Other rooms:	2	168 SF
Whip / hot tub:		Open porch:
Additional features:		42 SF
Masonry fireplaces:	1 stacks, 1 openings	Enclosed porch:
Metal fireplaces:		168 SF
Basement fireplaces:		Deck:
Shed dormers:		252 SF
Geodesic dome:		
		Grade:
		C
		Condition:
		Average
		Percent complete:
		100%



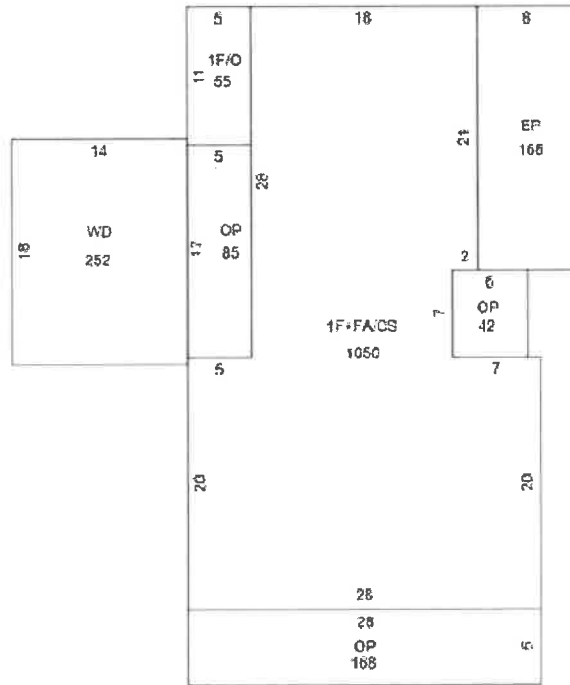
Total living area is 1,630 SF; building assessed value is \$140,000

ASSESSORS PROPERTY RECORD

Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-VII
Property Address: 10596 Woodcrest Rd	Case No.:
City: Sister Bay	State: WI Zip: 54234

2023 Property Records for Town of Liberty Grove, Door County

September 18, 2023



10596 Woodcrest Rd, Town of Liberty Grove

Tax key number: D18-01-08312822A

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ASSESSORS PROPERTY RECORD

Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-VIII
Property Address: 10596 Woodcrest Rd	Case No.:
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2023 Property Records for Town of Liberty Grove, Door County

September 18, 2023

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
1	OBI type: Barn, general purpose Const type: Flat wood Year built: 1990 Width: 36 LF Depth: 96 LF Floor area: 3,456 SF Height: 16 LF	Grade: C Condition: Average % complete: 100% Assessed \$: \$42,400		
1	OBI type: Poultry layer house Const type: 1 story, concrete block Year built: 1990 Width: 20 LF Depth: 46 LF Floor area: 800 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$15,600		
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 18 LF Depth: 18 LF Floor area: 288 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$2,200		
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 10 LF Depth: 20 LF Floor area: 200 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$1,500		
1	OBI type: Utility shed, residential Const type: Frame Year built: 1990 Width: 18 LF Depth: 10 LF Floor area: 180 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$900		

ASSESSORS PROPERTY RECORD

Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-Vill
Property Address: 10596 Woodcrest Rd	Case No.:
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2023 Property Records for Town of Liberty Grove, Door County

September 18, 2023


# of identical OBIs	Main Structure	Other Building Improvement (OBI)		Modifications (Type, Size)	Photograph
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 10 LF Depth: 10 LF Floor area: 100 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$900			
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 10 LF Depth: 14 LF Floor area: 140 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$1,100			
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 10 LF Depth: 16 LF Floor area: 160 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$1,200			
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 10 LF Depth: 12 LF Floor area: 120 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$1,200			
1	OBI type: Utility shed, residential Const type: Frame Year built: 2000 Width: 10 LF Depth: 14 LF Floor area: 140 SF	Grade: C Condition: Average % complete: 100% Assessed \$: \$1,100			


ASSESSORS PROPERTY RECORD


Client: Village of Sister Bay	File No.: WoodcrestRd10596SB-Vill
Property Address: 10596 Woodcrest Rd	Case No.:
City: Sister Bay	State: WI Zip: 54234

2023 Property Records for Town of Liberty Grove, Door County

September 18, 2023

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
1	OBI type: Silo, concrete Const type: Slave, with roof Year built: 1980	Diameter: 19 LF Height: 53 LF Volume: 15,052 CF	Grade: C Condition: Average % complete: 100% Assessed \$: \$7,900	

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
1	OBI type: Mix house Const type: Attached, concrete block Year built: 1960	Width: 10 LF Depth: 10 LF Floor area: 100 SF Height: 7 LF	Grade: C Condition: Fair % complete: 100% Assessed \$: \$700	

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
1	OBI type: Utility shed, residential Const type: Frame Year built: 1870	Width: 10 LF Depth: 8 LF Floor area: 80 SF	Grade: C Condition: Poor % complete: 100% Assessed \$: \$200	

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
1	OBI type: Well Const type: Drilled Year built:	Units: 1	Grade: C Condition: Average % complete: 100% Assessed \$: \$3,500	not available

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
1	OBI type: Septic Const type: Holding Tank Year built:	Units: 1	Grade: C Condition: Average % complete: 100% Assessed \$: \$2,100	not available

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
10/2/2009	203-09-11B	14' X 17' deck on	\$7,000	11/7/2012

Sales History		
Date	Price	Type
11/5/2021	\$750,000	Not a market sale
10/5/2021	\$750,000	Void improved sale
10/5/2021	\$50,000	Not a market sale

WISCONSIN CERTIFIED RESIDENTIAL APPRAISER LICENSE

Client: Village of Sister Bay	File No.: WoodcrstRd10596SB-VIII
Property Address: 10596 Woodcrest Rd	Case No.:
City: Sister Bay	State: WI Zip: 54234

NO. 2094 - 9

EXPIRES 01/14/2023

The State of Wisconsin
Department of Safety and Professional Services

Herby certifies that
RUSSELL D RANSOM

was granted a certificate to practice as a
**CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
on the 26th day of February in the year 2022.*

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

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



James S. Murray
JAMES S. MURRAY

This certificate was printed on the 1st day of December in the year 2022.

APPRAISAL OF**REAL PROPERTY - VACANT LAND****LOCATED AT:**

2181 County Hwy ZZ
Sister Bay, WI 54234

FOR:

Village of Sister Bay
2383 Maple Drive, POB 769
Sister Bay, WI 54234

BORROWER:

None

AS OF:

September 21, 2023

BY:

Russell Dean Ransom
North Door Appraisal Services LLC

NORTH DOOR APPRAISAL SERVICES LLC

File No. CtyHwyZZ2181SB-Village

October 2, 2023

Village of Sister Bay
2383 Maple Drive, POB 769
Sister Bay, WI, 54234

File Number: CtyHwyZZ2181SB-Village

To whom it may concern,

In accordance with your request, I have appraised the real property at:

2181 County Hwy ZZ
Sister Bay, WI 54234

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of September 21, 2023 is:

\$25,000
Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Very truly yours,



Russell Dean Ransom
North Door Appraisal Services LLC
Wisconsin Certified Residential Appraiser

USPAP ADDENDUM

File No. CtyHwyZZ2181SB-Village

Borrower: None
Property Address: 2181 County Hwy ZZ
City: Sister Bay County: Door State: WI Zip Code: 54234
Lender/Client: Village of Sister Bay

APPRAISAL AND REPORT IDENTIFICATION
This appraisal report is one of the following types:
[X] Appraisal Report
[] Restricted Appraisal Report

ADDITIONAL CERTIFICATIONS
I certify that, to the best of my knowledge and belief:
• The statements of fact contained in this report are true and correct.
• The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

PRIOR SERVICES
[X] I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

PROPERTY INSPECTION
[] I have NOT made a personal inspection of the property that is the subject of this report.
[X] I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE
Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:
This is a restricted appraisal report, intended for the use of the named Client. The Client may, however, authorize other additional Intended Users. The report is not intended for institutional lending purposes.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY
[] A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 120-150 day(s).

APPRAISER:
Signature: [Signature]
Name: Russell Dean Ransom
Date Signed: 10/04/2023
State Certification #: 2094-9
or State License #:
or Other (describe): State #:
State: WI
Expiration Date of Certification or License: 12/14/2023
Effective Date of Appraisal: September 21, 2023

SUPERVISORY APPRAISER (only if required):
Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[] Did Not [] Exterior-only from street [] Interior and Exterior

NORTH DOOR APPRAISAL SERVICES LLC
LAND APPRAISAL REPORT

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File No. CityHwyZZ2181SB-Village

SUBJECT

Borrower None Census Tract 1003.00 Map Reference _____
 Property Address 2181 County Hwy ZZ
 City Sister Bay County Door State WI Zip Code 54234
 Legal Description See Attached Addendum
 Sale Price n.a. Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$209 (2022) (yr.) Loan charges to be paid by seller _____ Other sale concessions _____
 Lender/Client Village of Sister Bay Address 2383 Maple Drive, POB 769, Sister Bay, WI 54234
 Occupant Vacant Appraiser Russell Dean Ransom Instructions to Appraiser Valuation in support of potential purchase.

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Over Supply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 60% One-Unit % 2-4 Units % Apts % Condo 10% Commercial
 Land Use % Industrial 25% Vacant %
 Change in Present Land Use Not Likely Likely Taking Place(*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant _____ % Vacant
 One-Unit Price Range \$ 90,000 to \$3,950,000 Predominant Value \$ 450,000
 One-Unit Age 0 yrs. to 150 yrs. Predominant Age 25 yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) See Attached Addendum

	Good	Avg	Fair	Poor
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SITE

Dimensions 75' x 150' = 0.25 ac Rectangular Corner Lot
 Zoning Classification HL-3.5 Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) _____
 Elec. Other (Describe) _____
 Gas _____
 Water Priv well _____
 San. Sewer Septic _____
 Underground Elec & Tel _____
 OFF-SITE IMPROVEMENTS
 Street Access Public Private
 Surface Asphalt-med traffic
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Level, Open.
 Size 0.25 ac
 Shape Rectangle
 View N:Meadow
 Drainage Avg
 Property located in a HUD identified Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) See Attached Addendum

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2181 County Hwy ZZ Sister Bay, WI 54234	1399 Highview Rd Ellison Bay, WI 54210	TBD Woodcrest Rd Sister Bay, WI 54234	
Proximity to subject		3.98 miles NE	1.11 miles SW	
Sales Price	\$ n.a.	\$ 68,500	\$ 75,000	\$
Price \$/Sq. Ft.				
Data Source		DCMLS#137714:DOM 168		
Date of Sale and Time Adjustment	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	N:Rur:NrTwn	10,000	N:Rur:	10,000
Site/View	N:Meadow	-20,000	B:Pstrl:Wds	-20,000
Land Mass	0.25 ac	-45,000	5.0 ac	-67,500
Zoning	HL-3.5 (not buildbl)	-10,000	HL-10(q-ftprd bldble)	-10,000
Other	Farmhouse	15,000	None	15,000
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 43,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 50,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0
Indicated Value of Subject		Gross Adj: 156.2 % Net Adj: -62.8 % \$ 25,500	Gross Adj: 193.3 % Net Adj: -66.7 % \$ 25,000	Gross Adj: 0.0 % Net Adj: 0.0 % \$ 0

RECONCILIATION

Comments on Market Data See Attached Addendum
 Comments and Conditions of Appraisal See Attached Addendum
 Final Reconciliation See Attached Addendum

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF September 21, 2023 TO BE \$ 25,000

APPRaiser
 Signature R. Dean Ransom
 Name Russell Dean Ransom
 Title Wisconsin Certified Residential Appraiser
 Date Report Signed 10/04/2023
 State Certification # 2094-9 State WI
 State License # _____ State _____
 Expiration Date of Certification or License 12/14/2023
 Date of Inspection 09/21/2023

SUPERVISORY APPRAISER (if applicable)
 Signature _____
 Name _____
 Title _____
 Date Report Signed _____
 State Certification # _____ State _____
 State License # _____ State _____
 Expiration Date of Certification or License _____
 Did Did Not Inspect Property Date of Inspection _____

Borrower: None	File No.: CityHwyZZ2181SB-Village
Property Address: 2181 County Hwy ZZ	Case No.:
City: Sister Bay	State: WI Zip: 54234
Lender: Village of Sister Bay	

Legal Description

COM NW COR NW1/4 NW1/4 E284 ' TO BEG S150' E75' N150' W ALG HWY 75' TO BEG S.9-31-28 Parcel #0180109312822B

Neighborhood Comments

Subject is located near-rural just to the east of the village of Sister Bay, WI. Sister Bay is a popular coastal village in the northern part of the Door Co peninsula of Wisconsin. It has several commercial/retail establishments along the main road of Hwy-42; the Subject property is ~1 mile distance from this main artery of the village. Sister Bay, WI is a typical, popular coastal village on the western side of the Door Co peninsula, with year-round inhabitants numbering ~925. It also has an excellent harbor/marina area, and its main Hwy42 thoroughfare is lined with many shops and restaurants. Population in this area swells in the summer months by a several thousand; many homes in this market area are second or vacation homes for these summer residents. Properties within the village are serviced by public electric, water and sewer services. The area corresponds to the Gibraltar school system. There are adequate retail, parks, restaurants, and abundance of outdoor recreation activities. Employment in this area is mainly in the service related and tourism industries. Most all properties project average, to good buyer appeal. Proximity to services and conveniences, as well as the marketability of the properties, is good for the area.

Site Comments

The Subject is a vacant parcel, a 0.25 ac rectangular level open terrain lot. It is situated near-town to the popular tourist village of Sister Bay, WI. This proximity to the village and its amenities, yet rural in its setting, is the main value premise for this parcel. There are no apparent external adverse conditions or influences. The zoning is HL-3.5 (Heart Land 3.5, which carries a 3.5acre minimum for new lots). Because of this zoning, the current use (single family residence structure) is a legal non-conforming grandfathered use. However, because of the zoning and the size of the lot, it would not be considered a buildable lot. An exceptional variance would need to be obtained from the Village in order to raze the current structure and build anew. Wisconsin statute allows existing structures to be replaced should they be destroyed by natural disaster. However, the current improvement is a non-occupied, somewhat derelict small farmhouse (no power or water is currently hooked up and operable on the property). It is not considered habitable. The Appraiser observes the Condition from the exterior of this dwelling as-is, it is not considered habitable, and shall only grant minimal value to this improvement on the grid. This approach to this appraisal has been agreed by the Client as well. The depreciated estimated market impact value of this dwelling on our grid, is \$15,000

Comments on Sales Comparison

MLS search, looking back over the past 5 years of sales data, did not reveal any really good comparables (such as with near-town locale; sub-1acre fractional size; use-limited; with any kind of improvement, liveable or otherwise). Therefore the comps above required abnormally many adjustments in order to create a frame of rational comparison. They do allow us to apply market impact adjustments, and capture a range of value in order to render an opinion of value for our Subject. Both Comps are given respective date of sale adjustments to accommodate the rise in market values that has occurred over the past 2 selling seasons. The Subject's near-town location is superior to each of our Comps. The terrain/view aspect of our Subject is inferior to both of our Comps. Scaled market impact adjustments have been given at \$15K per acre to adjust for the Subject's inferior land-mass. The inferior build-able constraints discussed for our Subject have been given an adjustment on each Comp's Zoning aspect. And the not-habitable farmhouse on the land of our Subject is seen as superior to each of our Comps' unimproved character. There is an obvious locus of value coming off of this grid at \$25,000.

Condition of Appraisal Comments

Market Conditions: Local Realtor feedback and state-wide WRA publications are all describing a market condition that is short of inventory, upward price-pressurized, a seller's market condition. There has been a narrowing number of sales, shortening of DOM quarter-on-quarter, compression of the S/L price ratio at or above 100%. Single family homes in this region of Door Co have seen a year-on-year price increase of ~10% to 15% from the 2022 selling season (most home appreciation occurring during H1 of 2022; and continuing in the 8-9 months of market in 2023). The vacant land market of this type is also constrained for inventory, and convenient to town. Mortgage interest rates are still nominal, financing is readily available to qualified buyers, buyer activity is strong (contributed to by the just-prior COVID pandemic), and listings do not last long on the market, often drawing at or above-list prices. Foreclosures/REO properties are not significant factor, and seller incentives are not prevalent.

Final Reconciliation

As a prelude to our Subject's reconciliation of value, it should be noted that this parcel, while it is a separate and distinct plot of land with an improvement upon it, was historically sold as part of a greater assemblage plot (DCMLS#136241, farm parcel#0180109312822A, immediately adjacent and partially surrounding the Subject's parcel), which was a 40.0ac plot with a more substantial farmhouse and numerous outbuildings. Sold Jan-2021 in total for \$750,000. Because the Subject will have an obvious limited potential buyer pool, the most obvious potential buyer of the Subject's encumbered plot, would be the potential buyer of the larger parcel ##0180109312822A. Having said all of this, our most reliable method of estimating market value is taken from the Sales grid approach as above, and thus our reconciled opinion of value is: \$25,000. This value is both reasonable and justified. This opinion of value is rendered within the guidelines of USPAP standards.

DEFINITION OF MARKET VALUE: The most probable price which 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, 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 each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. 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 and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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 whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, 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, 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.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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 workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:


1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2181 County Hwy ZZ, Sister Bay, WI, 54234

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: 
 Name: Russell Dean Ransom
 Date Signed: 10/04/2023
 State Certification #: 2094-9
 or State License #: _____
 State: WI
 Expiration Date of Certification or License: 12/14/2023

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

North Door Appraisal Services LLC

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: None	File No.: CtyHwyZZ2181SB-Village
Property Address: 2181 County Hwy ZZ	Case No.:
City: Sister Bay	State: WI
Lender: Village of Sister Bay	Zip: 54234



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: September 21, 2023
Appraised Value: \$ 25,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Borrower: None	File No.: CtyHwyZZ2181SB-Village
Property Address: 2181 County Hwy ZZ	Case No.:
City: Sister Bay	State: WI
Lender: Village of Sister Bay	Zip: 54234



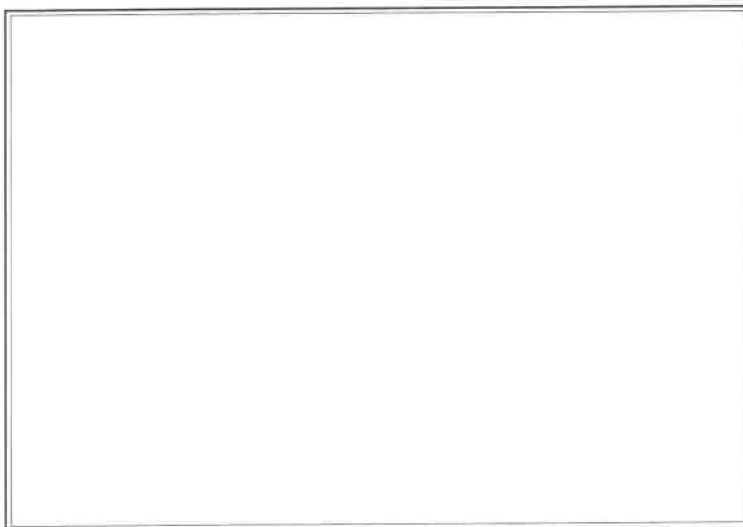
COMPARABLE SALE #1

1399 Highview Rd
 Ellison Bay, WI 54210
 Sale Date: s05/22;c01/22
 Sale Price: \$ 68,500



COMPARABLE SALE #2

TBD Woodcrest Rd
 Sister Bay, WI 54234
 Sale Date: s04/21;c04/21
 Sale Price: \$ 75,000



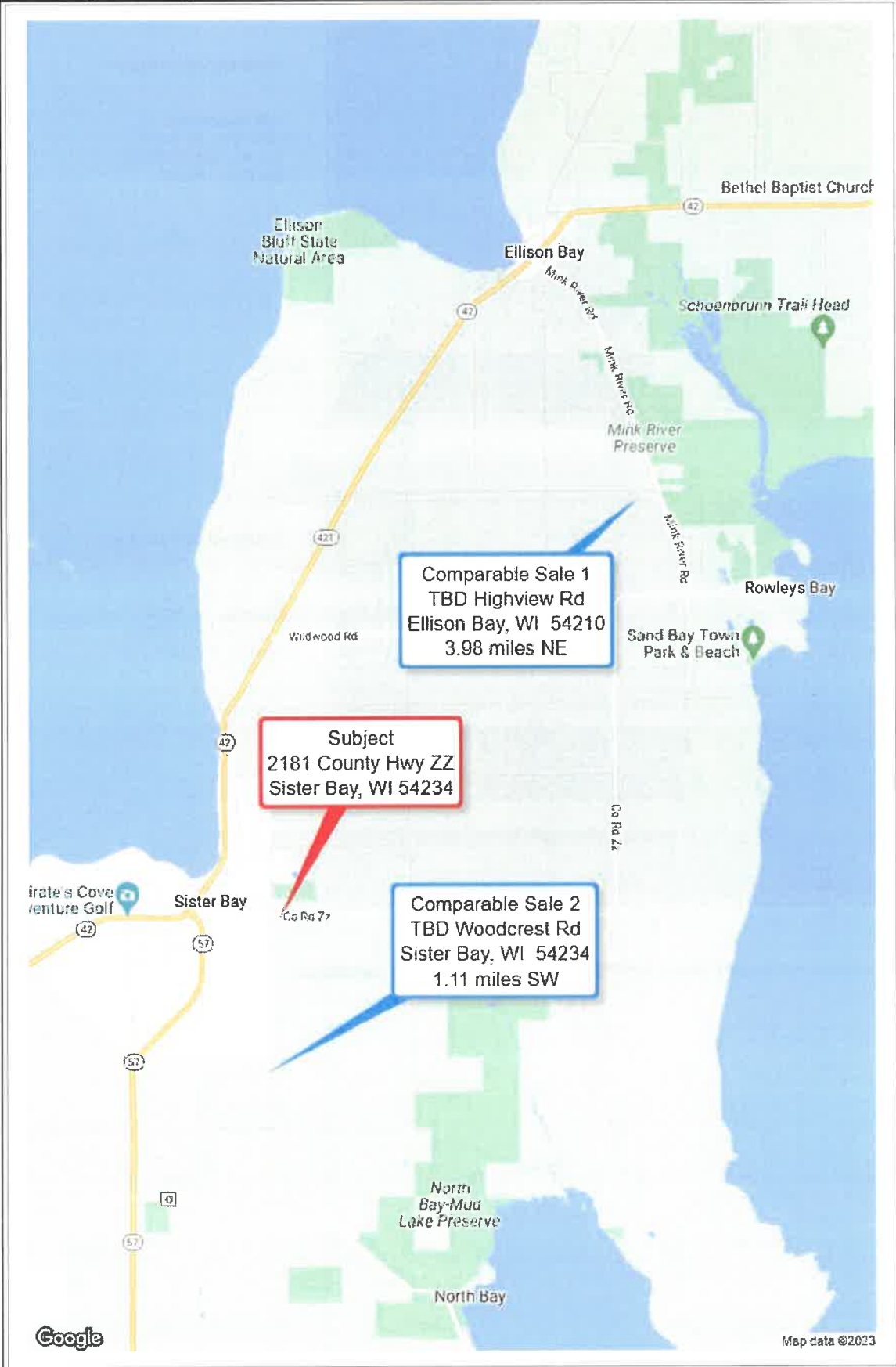
COMPARABLE SALE #3

No picture

Sale Date:
 Sale Price: \$

LOCATION MAP

Borrower: None	File No.: Cty Hwy ZZ2181SB-Village	
Property Address: 2181 County Hwy ZZ	Case No.:	
City: Sister Bay	State: WI	Zip: 54234
Lender: Village of Sister Bay		



Borrower: None	File No.: CityHwyZZ2181SB-Village	
Property Address: 2181 County Hwy ZZ	Case No.:	
City: Sister Bay	State: WI	Zip: 54234
Lender: Village of Sister Bay		

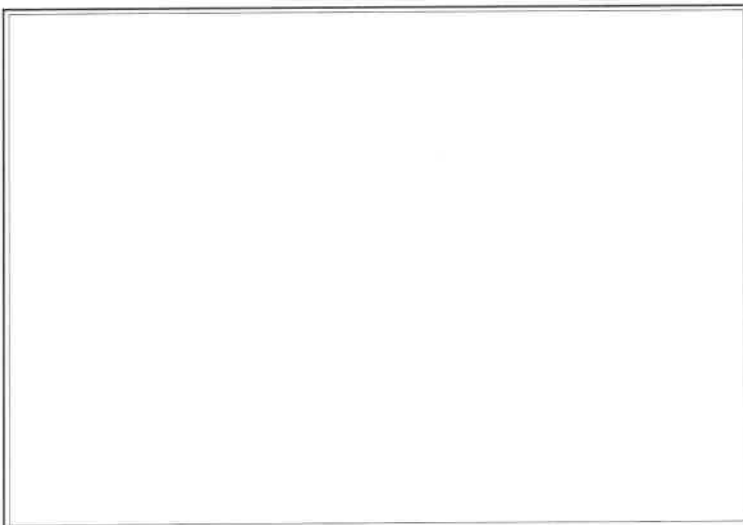


Site Outline View



Zoning Map Overlay

HL 3.5 district.



No picture.

ASSESSOR'S PROPERTY RECORD

Borrower: None	File No.: CityHwyZZ2181SB-Village
Property Address: 2181 County Hwy ZZ	Case No.:
City: Sister Bay	State: WI
Lender: Village of Sister Bay	Zip: 54234

2023 Property Records for Town of Liberty Grove, Door County

October 3, 2023

Tax key number: 018-01-09312822B


Property address: 2181 County Hwy Zz

Traffic / water / sanitary: Light / None / None

Legal description: COM NW COR NW1/4 NW1/4 E284' TO BEG S150' E75' N150' W ALG HWY 75' TO BEG S 9-31-28

Summary of Assessment	
Land	\$16,500
Improvements	\$46,500
Total value	\$63,000

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Special Tax Program	Assess Value
						Water Frontage	Tax Class		
1	Residential			10,890	0.250	None	Residential		\$16,500

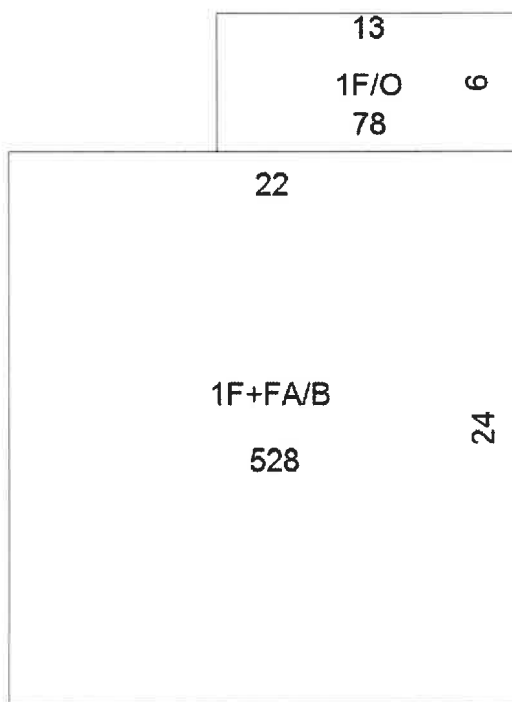
Residential Building		
Year built: 1930	Full basement: 528 SF	
Year remodeled:	Crawl space:	
Stories: 1 story w/attic	Rec room (railing):	
Style: Other	Fin bsmt living area:	
Use: Single family	First floor: 606 SF	
Exterior wall: Wood	Second floor:	
Masonry adjust:	Third floor:	
Roof type: Asphalt shingles	Half story: 0 SF	
Heating: Oil forced air	Finished attic: 264 SF	
Cooling: No A/C	Unfinished attic:	
Bedrooms: 1	Unfinished area:	
Family rooms:	Attachments: None	
Baths: 1 full, 0 half	Grade: D	<p>Total living area is 1170 SF, building assessed value is \$46,500</p>
Other rooms: 1	Condition: Fair	
Whirl / hot tubs:	Percent complete: 100%	
Add'l plumbing:		
Masonry FPs: 1 stacks, 1 openings		
Metal FPs:		
Gas only FPs:		
Bsm't garage:		
Shed dormers:		
Cable/hp term:		

ASSESSOR'S PROPERTY RECORD

Borrower: None	File No.: CtyHwyZZ2181SB-Village	
Property Address: 2181 County Hwy ZZ	Case No.:	
City: Sister Bay	State: WI	Zip: 54234
Lender: Village of Sister Bay		

2023 Property Records for Town of Liberty Grove, Door County

October 3, 2023



WISCONSIN CERTIFIED RESIDENTIAL APPRAISER LICENSE

Borrower: None	File No.: City Hwy ZZ 2181 SB-Village
Property Address: 2181 County Hwy ZZ	Case No.:
City: Sister Bay	State: WI Zip: 54234
Lender: Village of Sister Bay	

NO. 2094 - 9

EXPIRES: 12/14/2023

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that

RUSSELL D RANSOM

was granted a certificate to practice as a

**CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

in the State of Wisconsin in accordance with Wisconsin Law

on the 26th day of February in the year 2020.

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

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



Devin B. Linn
Deputy Secretary

This certificate was printed on the 1st day of December in the year 2021



STAFF REPORT

Date: June 1, 2026

To: Parks, Property and Streets Committee

Re: Cold Storage Procurement

Author(s): Benjamin Andrews, Village Administrator

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

BACKGROUND INFORMATION

At the direction of the Parks Committee, Village Staff conducted procurement efforts for the Village of Sister Bay Cold Storage Building. The issuance date was April 13th, 2026 and the deadline for submission was May 15th, 2026.

Two submissions were received.

- TK Desing Build Inc. includes the full services for their bid.
- Holden Shirey includes the roofing and soffit painting services in their bid.

	<u>TK Design Build Inc</u>	<u>Holden Shirey</u>
<u>Base Bid – Roofing & Soffit Painting</u>	<u>\$35,100.00</u>	<u>\$26,965.00</u>
<u>Alternative Smart Siding Replacement</u>	<u>\$171,350.00</u>	<u>N/A</u>
<u>Alternative T1-11 Refurbishment</u>		<u>N/A</u>
<u>Alternative - Bus Carport Addition</u>	<u>\$40,000.00</u>	<u>N/A</u>

PRIOR ACTION/REVIEW**PARKS, PROPERTY & STREETS COMMITTEE MINUTES
MONDAY, MARCH 2, 2026
(Approved)****5c. Cold Storage Cost Estimates**

Linczmaier introduced Terry Hackl from TK Builders and Design, who presented cost estimates for cold storage building repairs. Hackl explained he had been working with Linczmaier for approximately six months after most local contractors were unresponsive to estimate requests. Hackl presented two estimate options: one using existing T1-11 siding material and another using SmartSiding. The current T1-11 siding is failing due to improper installation with horizontal framing and vertical panel placement, causing warping and leaks. For the T1-11 option, Hackl would add vertical supports at every seam, pre-stain material, and provide proper board installation against concrete to prevent moisture wicking.

The SmartSiding option includes removing old sheeting, installing 7/16" OSB, and applying SmartSiding with 30-year warranty and 50-year product life. This maintenance-free option costs more initially but eliminates future staining requirements. The T1-11 option would need re-staining every 3-5 years after initial application.

Both estimates include roof replacement with 30-year dimensional shingles due to severe curling and deterioration. A carport addition for the shuttle bus was included as a cost-plus allowance pending engineering requirements, as the current 13-foot eave height prevents a lean-to design that would accommodate the bus height.

Budget discussion revealed approximately \$36,000 remains available after \$250,000 was spent on sewer lines for the new parks building. Estimates range from \$217,000-\$271,000, significantly exceeding available funds.

Committee members debated project timing and scope. Bell suggested completing only the roof this year and deferring siding to future budget cycles. Laszkiewicz emphasized the need for competitive bidding per procurement requirements for projects exceeding \$25,000 and questioned whether the full scope is necessary given the new large parks building.

Bhirdo argued against piecemealing the project, noting the village has \$2 million in undesignated funds available and stressing the importance of completing the bus carport as originally planned with the concrete pad extension. She advocated for using undesignated funds to complete the entire project.

Andrews clarified that any work over \$25,000 requires competitive bidding processes. After extensive discussion about budget implications and project prioritization, the committee reached consensus to pursue competitive bids for roofing and soffit painting, with carport design modifications to maintain roof continuity while potentially lowering the addition to accommodate future construction.

Consensus was reached to direct staff to seek competitive quotes for roof replacement and soffit painting, with carport design considerations for future implementation.

RECOMMENDED ACTION(S)

Village staff recommends the Parks Committee Evaluate the bids and services based on the bid submissions and consider if the Committee would be seeking to make a recommendation to the Village Board.

POLICY ALTERNATIVE(S)

The Parks Committee could take the following actions:

- Make Recommendation to Village Board
- Seek Additional Information - Postpone
- Reject Bids

ATTACHMENT(S)

1. Simplified Invitation to Bid
2. Procurement Documents
 - a. TK Design Build Inc
 - b. Holden Shirey



**Village of Sister Bay
Simplified Invitation to Bid
Cold Storage Building**



The Village of Sister Bay (“Village”) seeks a qualified contractor to perform improvements to the Cold Storage Building, with a base scope of roof replacement and soffit painting, and optional bid alternates for siding replacement and a shuttle bus carport addition (subject to design/engineering). This reflects the Parks, Property & Streets Committee’s consensus to proceed with competitive bids for roof replacement and soffit painting, while considering carport design to maintain roof continuity for future implementation.

Project Summary

Project: Cold Storage Building Improvements — Roofing & Soffit Painting (with Alternates)

Issue Date: 4/13/2026

Bid Due: 5/15/2026, 12:00 P.M.

Committee Review: 6/1/2026

Deliver To:

- a. **If Physically:** Mail/Drop Off to Village of Sister Bay, 2383 Maple Drive, Sister Bay, WI 54234
- b. **If Electronically:** Submit via email to erik.linczmaier@sisterbaywi.gov

Project Manager: Erik Linczmaier, Parks and Street Director, 920-421-3200.

Procurement Method

This procurement is issued in accordance with the Village's procurement policy and Wisconsin public construction requirements. Competitive bidding is required for work expected to exceed \$25,000. Bids will be solicited, publicly received, and awarded to the lowest responsible bidder, considering responsiveness, competence, schedule, and price.

Scope of Work

Base Bid (Required):

Roof Replacement

- Remove existing roofing down to the deck; inspect the decking; replace damaged/rotted sheathing.
- Install 30-year dimensional asphalt shingles (or approved equal).
- New underlayment, ice/water shield per code, flashing, ridge vents, and accessories.
- Coordinate with existing roof geometry to preserve continuity for potential future carport addition (no structural carport work in Base Bid).

Soffit Preparation & Painting

- Clean, prep, scrape, and prime soffits; apply finish coats per manufacturer specs.
- Color to be selected by Owner; include mock-ups and one (1) color change allowance.

Bid Alternates (Provide Separate Prices):

Alternate 1 — Siding Replacement (SmartSiding system): Remove failing siding; install 7/16" OSB sheathing; furnish and install SmartSiding (manufacturer's 30-year warranty/50-year product life); trim and sealants; include scaffolding, WRB, flashings, and standard accessories.

Alternate 2 — Siding Refurbishment (T1-11 approach): Add vertical supports at seams; pre-stain material; correct interface at concrete to prevent moisture wicking; complete installation per best practice; note ongoing maintenance (re-staining 3–5 years).

Alternate 3 — Shuttle Bus Carport Addition (Allowance/Design-Dependent): Price an engineered carport solution compatible with existing ~13-ft eave height constraints; include conceptual allowance pending engineering and permitting; propose options that maintain roof continuity with main structure.

Owner's Budget:

Committee discussion noted available funds and estimated costs ranging \$200,000–\$275,000, which exceed current available allocations; alternates may be exercised based on funding. (Budget figures are informational only; award will be based on bid prices and Village discretion.)

Site Location

Facility: Cold Storage Building

Address: 2160 Autumn Court, Sister Bay, WI 54234

Access: Coordinate with the Project Manager for the site walk-through (if requested)

Schedule

- **Site Walk-through (Optional):** Until 5/8/2026
- **Bid Due:** 5/15/2026, 12:00 P.M.
- **Parks, Property, and Streets Committee Review:** 6/1/2026
- **Village Board Review and Potential Award:** 6/16/2026

Minimum Qualifications

- Active Wisconsin contractor license(s) as applicable.
- Demonstrated experience with municipal roofing and building envelope projects of similar scale within the past five (5) years.
- Ability to meet insurance and bonding requirements.

Instructions to Bidders

1. **Bid Format:** Submit one (1) signed Bid Form via the delivery methods. Clearly mark with “Cold Storage Building Improvements Bid” and Bidder name.
2. **Inquiries:** Questions regarding the procurement and project are to be submitted to the Project Manager by the deadline.
3. **Site Visit:** Bidders are responsible for site verification of dimensions, conditions, and coordinating access with the project manager.
4. **Prevailing Wage:** Not applicable to local projects.
5. **Taxes:** Village is exempt from Wisconsin sales tax; it includes only taxable items as required by law.

Insurance & Bonds

- **Commercial General Liability:** \$1,000,000 per occurrence / \$2,000,000 aggregate.
- **Automobile Liability:** \$1,000,000 combined single limit.
- **Workers' Compensation & Employer's Liability:** Statutory / \$500,000.
- **Builder's Risk:** As applicable.
- **Performance & Payment Bonds:** 100% of contract award (if required by Village/Statute; typically required for municipal public works).

Evaluation & Award

The Village will evaluate bids for responsiveness and responsibility and may consider price reasonableness, schedule, qualifications, references, and past performance. The Village reserves the right to:

- Waive minor informalities;
- Reject any or all bids;
- Accept any combination of Bid Alternates;
- Award to the lowest responsible bidder whose bid is most advantageous to the public interest.

This approach aligns with the Village's emphasis on competitive bidding and scope control for this project.

Contract & Payment

- **Form of Contract:** Short-form public works agreement incorporating this ITB, Contractor's bid, insurance/bond requirements, and standard terms.
- **Payment Terms:** Progress payments monthly (or milestone-based), less 5–10% retainage until substantial completion; release upon acceptance and closeout.
- **Change Orders:** Written, pre-approved by the Village; unit price schedule encouraged.

Technical Standards

- **Roofing:** ASTM-compliant shingles; manufacturer's installation specs; ICE dam protection per Wisconsin Building Code; Roof sheathing replacement if necessary; ventilation per code; color selection by Owner.
- **Painting:** Surface prep per SSPC standards; low-VOC coatings; warranty minimum one (1) year on labor and materials.
- **Siding (Alt 1):** Manufacturer's system components; WRB; flashings; sealed penetrations; warranties transferred to Owner.
- **Siding (Alt 2):** Vertical supports at seams; pre-stained panels; corrected installation at concrete interface to avoid wicking; maintenance plan.
- **Carport (Alt 3):** Provide a conceptual engineered approach accounting for ~13-ft eave height; design to integrate with main roofline (straight across or slightly lowered) for continuity; permits and structural calcs included in price.

Bid Form:

Bidder: _____

Address: _____

Contact: _____

Phone: (____) _____ - _____

Email: _____@_____

Base Bid — Roofing & Soffit Painting: \$ _____.

Alternate 1 — SmartSiding Replacement: \$ _____.

Alternate 2 — T1-11 Refurbishment: \$ _____.

Alternate 3 — Bus Carport Addition (Allowance): \$ _____.

TOTAL: \$ _____.

Authorized Signature: _____ **Date:** ____/____/____

Additional Attachments

- **Attachment A:** Detailed scope of work (SOW) showing Drawings, plans, and details that will meet the villages specific needs. (Owner-supplied or Contractor-developed).
- **Attachment B:** Technical Approach, contractor will provide a description on how they will perform the work (roofing, painting, siding, carport).
- **Attachment C:** Sample Contract Terms & Conditions.
- **Attachment D:** Wisconsin Sales Tax Exemption Certificate.
- **Attachment E:** Insurance & Bond Forms.
- **Attachment F:** Bidder’s Qualifications Form & References.
- **Attachment G:** Lists of subcontractors and their roles.
- **Attachment H:** Project schedule/ timeline (start date, deliverables, final completion date)



TK Design Build Inc

7143 Laurel Ln.
Baileys Harbor, WI 54202

Estimate

Name / Address
Sister Bay Storage Building

Date	3/1/2026
Estimate #	73

Project
Re-side & Re-Roof

Description	Total
This Estimate is to Re-Side , Re-Roof & add 16'x60' carport to back of 60'x90' existing building. This Estimate is using T1-11 5/8" cedar panel siding.	
Siding labor & material; Removal of existing wood siding. Adding of 2"x4" vertical seam cleats on all sheet edges. Installing of 5/8"x4'x8' T1-11 cedar siding w/8" centers. Siding to have Z-channel at 8' horizontal. Siding on gables to have 2-horizontal channel every 8' Gables to have 6" freeze board. Starter board to be 5/4"x6 Azek All window and door jams & trim to be cedar. All siding and cedar trim to be pre-finished off site, choice of color. Stained cedar needs to be re-coated every 3 to 5 years. All trim and siding to be caulked and painted nails. All doors and windows to be flashed and caulked.	122,692.00
Roofing labor & material; Removal of existing shingles, edgings & tar paper. Install synthetic roof felt. Install 6' wide ice & water on all eaves. Install new eave and gable trims. Install Owens Corning Duration Dimensional 30yr. shingle (choice of color) Install Owens Corning ridge venting. Any damaged roof sheeting will be replaced as needed per change order. All shingles and waste to be hauled out.	35,100.00
Carport (bus parking); Due to design, engineering and state approval the bus parking roof is in contract as an allowance. After design and approval we can nail down a ballpark number. I would ask after approval to move forward with roof as a cost plus contract. All expenses receipts and labor hours turned in to committee to be billed out cost plus 10% project management	40,000.00
Profit & overhead 10%	19,779.20
Signature	Total \$217,571.20

Wisconsin Construction Lien Notice: As required by Wisconsin construction lien law, contractor hereby notifies buyer that persons or companies furnishing labor or materials for the construction on buyer's land may have lien rights on buyer's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned contractor, are those who contract directly with the buyer or those who give the buyer notice within 60 days after they first furnish labor or materials for the construction. Accordingly, buyer probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any. Contractor agrees to cooperate with the buyer and the buyer's lender, if any to see that all potential lien claimants are duly paid.



TK Design Build Inc

7143 Laurel Ln.
Baileys Harbor, WI 54202

Estimate

Name / Address
Sister Bay Storage Building 2

Date	3/1/2026
Estimate #	74

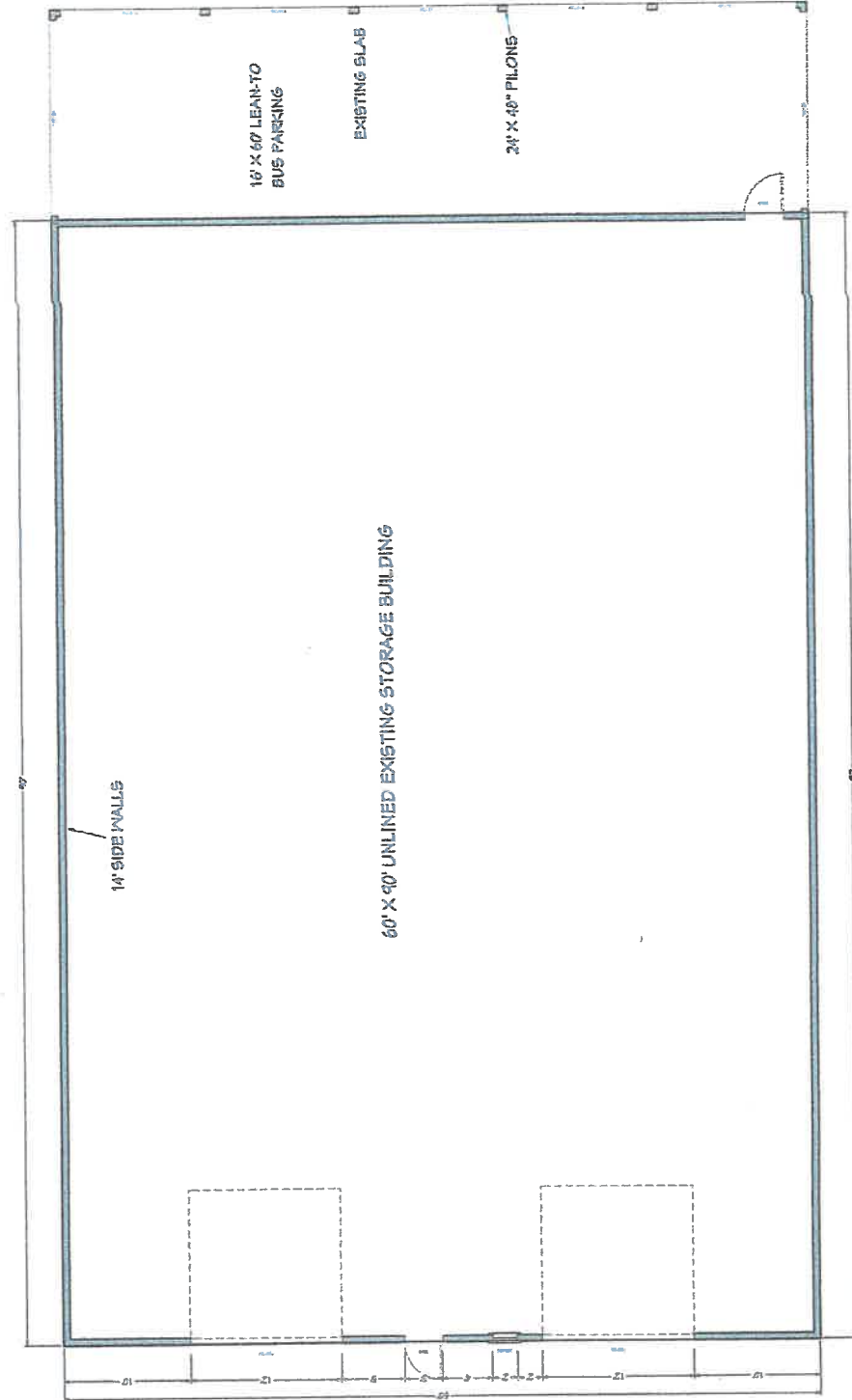
Project
Re-side & Re-Roof

Description	Total
This estimate is to re-side, re-roof & add 16x60' carport to back of 60'x90' existing building This estimate is using Smart Siding 8' & 10' panels w/8" center grooves. Siding labor & material; Removal of existing siding. Installing 7/16" OSB sheathing on exterior of building. Installing Diamond coat 5D building wrap on OSB sheathing before smart siding. Installing 8" smart siding starter board on bottom of walls in contact to concrete. Installing 4'x8' and 4'x10' Smart siding panels with z-channel at 8' choice of colors. Gables to have 2 z-channel at every seam. All starters, trims and freeze boards to be smart siding products, choice of colors. All window & door jams and trims to be smart siding products. All doors and windows to be flashed and caulked. All exposed fasteners to be caulked and painted. Smart Siding panels and all trims have a 30yr fade and 50yr product warranty.	171,350.00
Roofing Labor & material; Removal of existing shingles, edging & tar paper. Installing synthetic roof felt. Install 6' wide ice & water in all eaves. Install new eave and gable trims. Install Owens Corning Duration Dimensional 30yr shingle (choice of color) Install Owens Corning ridge venting. Any damaged roof sheeting will be replaced as needed per change order. All shingles and waste to be hauled out.	35,100.00
Carport (bus parking); Due to design, engineering and state approval the bus parking roof is in contract as an allowance. After design and approval we can nail down a ball park number. I would ask after approval to move forward with roof as a cost plus contract. All expense receipts and labor hours turned in to committee to be billed out cost plus 10% projet managemant	40,000.00
Profit & overhead 10%	24,645.00
Signature	Total \$271,095.00

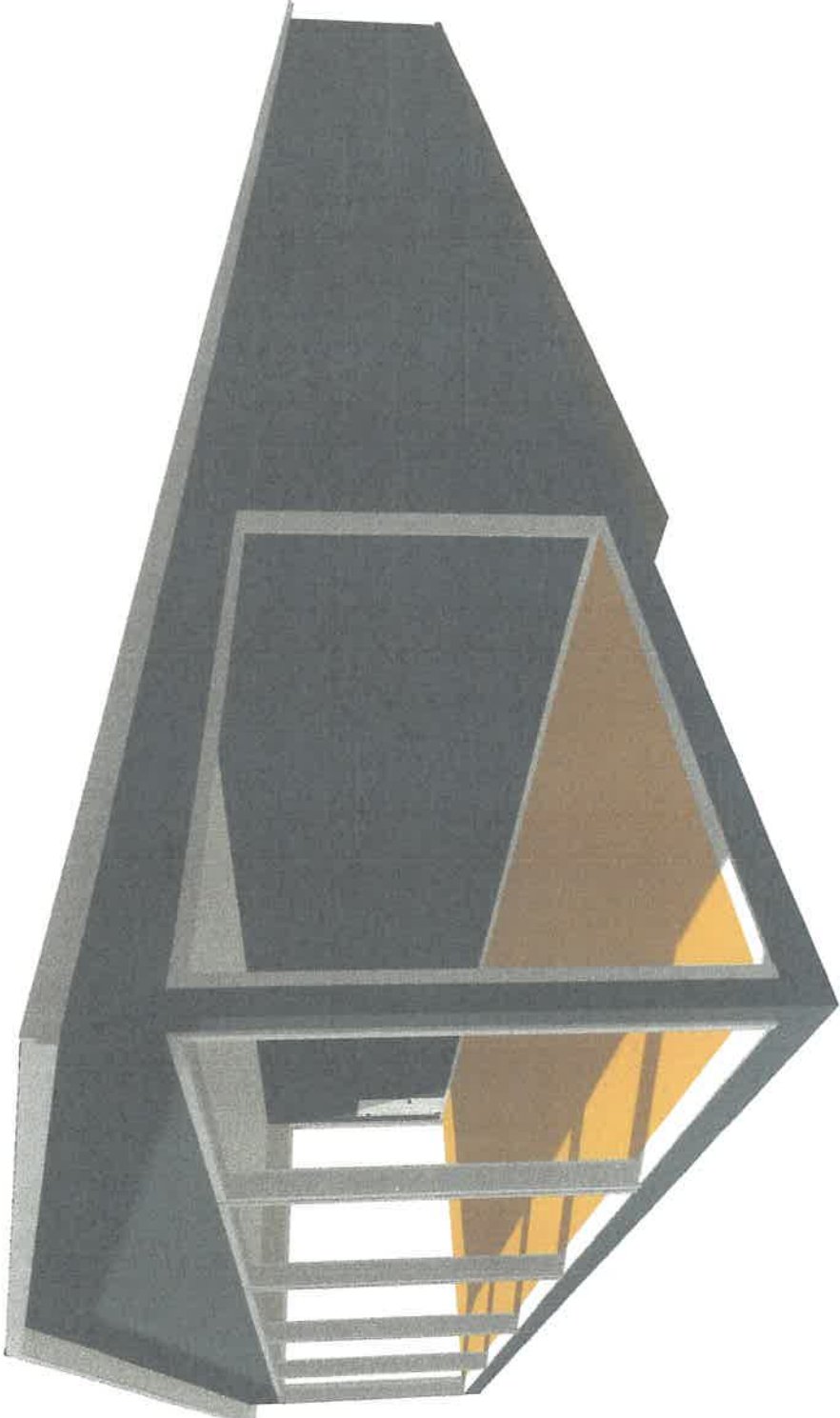
Wisconsin Construction Lien Notice: As required by Wisconsin construction lien law, contractor hereby notifies buyer that persons or companies furnishing labor or materials for the construction on buyer's land may have lien rights on buyer's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned contractor, are those who contract directly with the buyer or those who give the buyer notice within 60 days after they first furnish labor or materials for the construction. Accordingly, buyer probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any. Contractor agrees to cooperate with the buyer and the buyer's lender, if any to see that all potential lien claimants are duly paid.

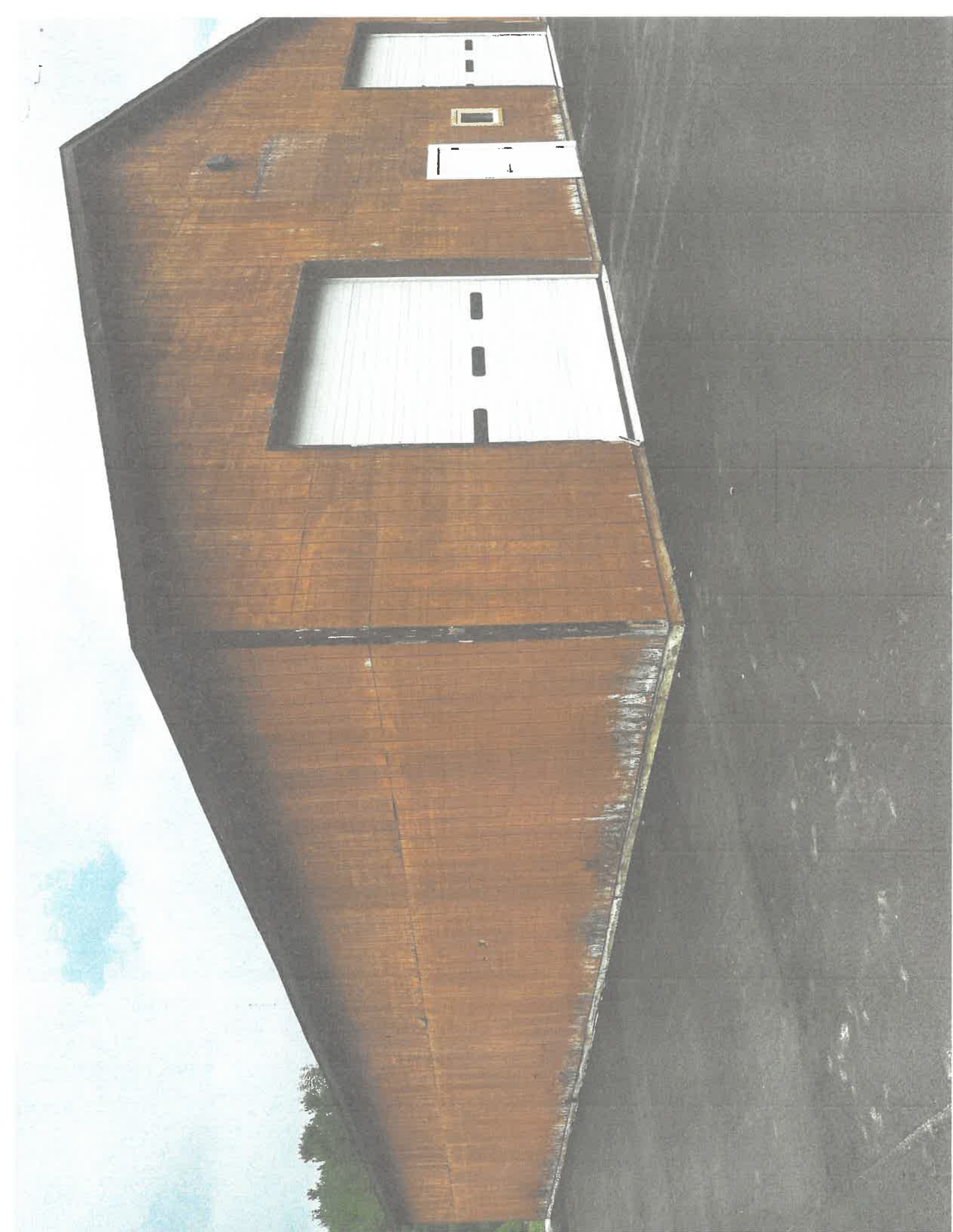


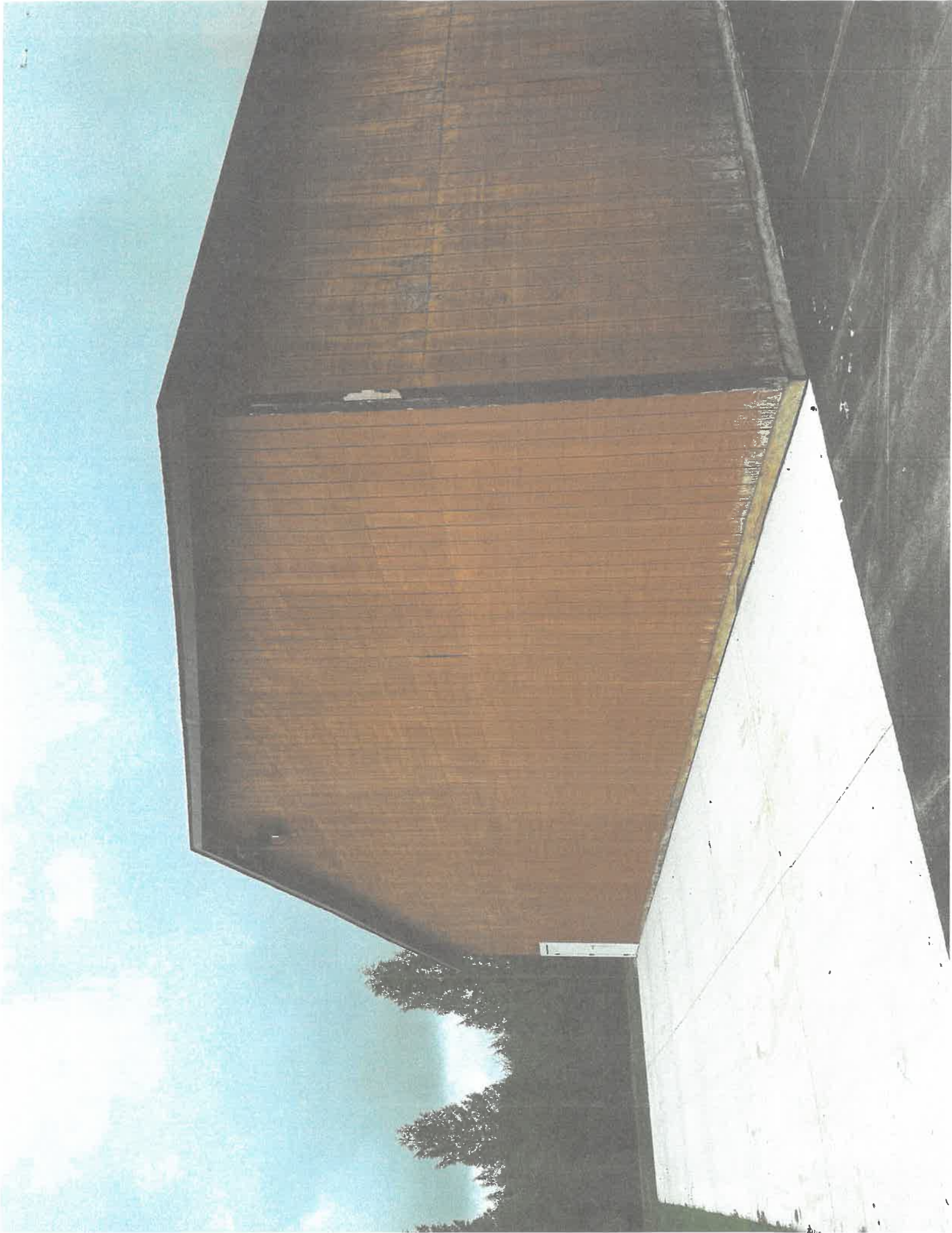
TK Design Build Inc.











Commercial Contracting Company LLC

Village of Sister Bay – Cold Storage Building Improvements

Proposal / Scope of Work

Date: May 2026

Submitted To: Village of Sister Bay

Project: Cold Storage Building Improvements – Roofing & Soffit Painting

Project Address: 2160 Autumn Court, Sister Bay, WI 54234

Submitted By:

Commercial Contracting Company LLC

193 US HWY 319

Tifton, GA 31794

Contact: Holden Shirey

Email: holdenshirey@gmail.com

Base Bid Pricing

Roof Replacement

\$23,246.00

Soffit Preparation & Painting

\$3,719.00

Total Base Bid

\$26,965.00

Scope of Work

Roofing Scope

Commercial Contracting Company LLC shall provide all labor, materials, equipment, supervision, disposal, and incidentals necessary to complete the roofing improvements for the Village of Sister Bay Cold Storage Building.

Work includes:

- Removal of existing roofing system down to the decking.
- Inspection of roof decking and replacement of damaged or deteriorated sheathing as necessary.
- Installation of synthetic underlayment.

- Installation of ice and water shield in accordance with Wisconsin building code requirements.
- Installation of architectural dimensional asphalt shingles.
- Installation of new flashing, ridge vent systems, drip edge, pipe boots, and roofing accessories.
- Disposal and haul-off of all roofing debris.
- Final cleanup of the project area.

All work shall be completed in accordance with manufacturer specifications, local building requirements, and industry standards.

Soffit Preparation & Painting Scope

Commercial Contracting Company LLC shall provide all labor and materials necessary for soffit preparation and painting.

Work includes:

- Cleaning and preparation of soffit surfaces.
- Scraping and removal of loose or failing paint.
- Priming of repaired or exposed surfaces.
- Application of finish coating per manufacturer specifications.
- One owner-selected color allowance included.
- Final cleanup of all work areas.

Technical Approach

Commercial Contracting Company LLC will coordinate scheduling, material delivery, safety compliance, and quality control throughout the project duration. The project will be managed to minimize disruption while maintaining a clean and safe jobsite.

Roofing work will be performed by experienced commercial roofing personnel and supervised by project management throughout installation.

All debris will be removed daily, and final cleanup will be completed upon project completion.

Project Schedule

Estimated Start Date: July 2026 (subject to award and material availability)

Estimated Duration: 5-8 calendar days

Projected Completion: Within 10 calendar days of mobilization, weather permitting.

Project Schedule:

- Mobilization and Material Delivery: Day 1
- Roof Tear-Off and Deck Inspection: Days 1–2
- Roofing Installation: Days 2–5
- Soffit Preparation and Painting: Days 5–7

- Final Cleanup and Punch List: Days 7-8

Workers' Compensation Exemption Letter

Commercial Contracting Company LLC currently has no direct employees subject to workers' compensation requirements and operates utilizing subcontracted labor.

Commercial Contracting Company LLC maintains General Liability insurance coverage and will ensure all subcontractors maintain their own required insurance coverage during project operations.

If additional documentation is required by the Village of Sister Bay, it will be provided upon request.

Subcontractor List

Roofing Subcontractor

Epic Roofing Services Inc.

Scope of Work:

- Roofing labor and installation services.
- Roof tear-off and replacement.
- Installation of shingles, flashing, accessories, and related roofing components.

Contractor Qualifications

Commercial Contracting Company LLC is a commercial roofing contractor experienced in roof replacement, coatings, repairs, and exterior building improvements.

Qualifications include:

- Active Wisconsin contractor licensing.
- HAAG Certified Commercial Inspector certification.
- ICC F-14 National Standard Roofing Contractor certification.
- OSHA 30-Hour Construction Safety certification.
- Experience coordinating commercial roofing and exterior improvement projects.

The company maintains commercial general liability insurance coverage and utilizes experienced roofing subcontractors for project completion.

Signature

Submitted By: Holden Shirey

Commercial Contracting Company LLC

Holden Shirey





PARKS & STREETS DIRECTOR'S REPORT

Date: June 1, 2026

Board/Committee: Parks Committee Meeting

Re: Monthly Report

Author: Erik Linczmaier, Director

1. The county came through and rolled the ball fields and dog park.
2. Bob Bultman was able to perform a control burn of the wildflowers and grass located near the brick walking path.
3. Bridenhagen Tree & Landscape completed the committee's municipal reimbursement project.

All ten trees were planted successfully.



4. Julie Hein, the historical Sign project creator, has completed the final draft for committee review. This draft will be included in your packet for review. Julie is unable to attend this

month's meeting, but I wanted to include a summary of her thoughts on process of the project.

I thought it might be helpful to provide a summary on the project and the Historical Society review process as I prepare to submit the revised final draft exhibit panels for Village review and production approval. The Historical Society was invited to provide factual review. I spent the last few days carefully reviewing, organizing, and processing the narrative and feedback they provided. I then incorporated any appropriate factual corrections, image updates, and content refinements into the exhibits where they supported the scope and could be accommodated within the existing design structure. A portion of the Historical Society's feedback went far beyond factual review and suggested broader changes to the interpretive approach, including a reconceptualization of one of the panels, expanded representation of individual businesses and families, and additional themes such as Little Sister Bay, specific historic buildings and families, cultural groups, expanded waterfront stories, travel across the bay, geological context, and more detailed settlement history.

While I was able to incorporate some of those themes as small inserts, photo representations, quotes or captions, and while many of those ideas are indeed worthwhile, they are beyond the scope of the current two-panel project. I mentioned to them that the additional ideas would be best suited for future interpretive planning and would serve as excellent source material for their curator.

I explained in my response to their review that in public interpretation, selection is necessary. A successful large-format exhibit panel must balance historical depth with clarity, readability, visual hierarchy, accessibility, visitor engagement, and an appropriate amount of content for the viewing environment. If the panels attempt to include every important person, business, site, cultural group or theme, the result becomes too dense to serve the public, or history, effectively.

I further explained that this specific project was designed as an interpretive *introduction* to major themes as requested by the Village: settlement, commerce, the working waterfront, recreation, and change over time. The panels are intended to introduce the public to key historical themes through selected representative examples; wayside exhibits of this nature cannot, and should not, function as a comprehensive inventory of Sister Bay's history. The absence of a specific name, business, family, group, or location does not suggest that it is unimportant; rather, it reflects the interpretive limits and public-facing purpose of this particular format.

I recommended that the more detailed stories suggested in their comments, including individual businesses, families, ethnic communities, buildings, and waterfront sites, are far better suited to other types of interpretive media: the future waterfront museum perhaps, or the smaller proposed wayside exhibits near historic buildings, walking-tours,

museum exhibits, archives, oral histories, or even digital interpretation such as the development of an app.

The purpose of this exhibit project was to provide a focused historical *snapshot* and visual catalyst, a starting point that sparks curiosity and encourages viewers to learn more through a visit to the Historical Society, the museums or joining a tour. The exhibit will be a wonderful launching pad for the further creation of in-depth interpretive exhibits on specific topics as was proposed earlier.

Lastly, as you know, these are large panels, and they have been designed and developed with large-format interpretive exhibit best practices in mind. At this scale, the charge was to create an experience that is visually engaging, accessible, and easy to navigate, while encouraging visitors to look closely, make connections between images and information, and spend more time with the history being presented. The design balances clarity, readability, visual hierarchy, visitor engagement, and an appropriate amount of content for public-facing interpretation.

In short, we invited factual review from the Historical Society, incorporated appropriate factual corrections, images and select content refinements, maintained the approved design direction and structure so we can stay on track for installation.

The panels are now ready for Village review, approval, and production sign-off as the final step.

5. Miscommunication stone bench and counter: After going over so final details with the owner of Peterson Masonry it was discovered that the cost of material for the project was not included in the winning bid. The discovery of this halted any start date. I informed the owner that I will need a cost estimate for material, securement of additional funding and approval on a new start date before any work can be performed. Two weeks have now passed, and I have not heard back from Peterson Masonry.
6. Memorial Bench Cost: Cost of having staff construct bench with new concrete pad \$3,303.42. Cost of having staff construct bench without concrete pad \$2442.42. Totals include an average of staff's charge-out rate. Bob Jischke, the committee's recommended carpenter, failed to call me back after repeated attempts to contact him for a cost estimate. I will continue to try and

reach him in the hopes I will have a number from him for the upcoming meeting. Committee also asked for pre-manufactured options to consider.



Silhouette plastic wood Grain Naturals Memorial L:8FT

W:19-26" H16.5-32" cost \$1,325.00 with two panels engraved. The bench comes in light brown, dark brown and gray.



Contour Bench L:8Ft 2x4 Natural wood

\$562.00 plastic L:8 3x4 \$1312.00 three leg L:8 plastic 4x4 \$1759.00 three leg.

7. South Spring Road flooding: I met with Skyler from Stantec he will be putting together a conceptual plan for ditching along the east side of the road for the committee to review. I'm hoping to have this plan ready to present for July meeting.



8. Monroe trucking completed the fabrication and installation of the wood chipping cap.



9. Water Quality sign: The county recently became aware that the transfer of ownership and responsibility for ongoing cost for the signs cellular service was not clearly communicated at the time of distribution. The letter sent out from the county will be provided in your pocket for review. We do \$500.00 in Parks code- membership dues to cover cost for this year. If committee

decided to move forward with paying for the cellular service a dollar amount can be budgeted for in the future.

10. Triptow's tree service was hired to cut down five trees around the village. One at Gateway Park, one at Pebble Beach and three at the intersection of Woodland Dr and Forest Ln.

Village of Sister Bay | Parks Committee

RE: Exhibit Review for Production Approval

26 May 2026

Dear Village Staff and Committee Members,

I am pleased to enclose the draft exhibit panels for Village review. These final draft panels reflect the completed factual review process with the Historical Society. Their feedback was carefully reviewed and considered, and appropriate revisions were incorporated where they supported the project scope and could be accommodated within the existing design structure.

As you review these files in your packet, please keep the following context in mind:

Scale & Presentation: These are large-format exhibit panels, each measuring approximately 6 feet wide by 2 feet high. When viewed digitally on a computer screen, the text and graphics will appear more compressed than they will at full scale. Please review with the final installed size and viewing distance in mind.

Design Direction & Readability: These final drafts represent the fully developed design direction, graphic layouts, and thematic structure for this project. At this stage, the visual framework is designed to balance substantial historical content with public readability, accessibility, visitor engagement, and the production schedule.

Interpretive Approach: The panels are intended to provide a focused historical snapshot and visual catalyst, a starting point that sparks curiosity and encourages viewers to learn more. The exhibits are organized around the central interpretive themes established for this project: settlement, commerce, the working waterfront, recreation, and change over time. They use selected representative examples to tell a broader story rather than attempting to serve as a comprehensive inventory of Sister Bay's history. More detailed stories can continue through future topic-focused wayside exhibits, walking-tour interpretation, waterfront museum exhibits, and other planned or proposed interpretation throughout the Village.

As the panels move toward production, the most helpful feedback will be any comments that would affect approval or fabrication, including factual corrections, Village-specific concerns, production or installation considerations, or any pressing comment the Committee feels should be addressed before the panels move into fabrication.

Comments may be provided by marking up the PDF directly or by sending written comments in one consolidated email, organized by panel and location. Please provide one consolidated set of Village committee comments by **Thursday, June 4**, so we can transition these files into fabrication for installation the week of June 15. If you have no additional requests for edits or comments on the exhibits themselves, please respond with "Approved for production," and we will move the panels into proofing and fabrication.

It has been a pleasure to develop these exhibits and to create an engaging, accessible public history experience for the Village of Sister Bay. Thank you for your time, leadership, and review of these final drafts as we move the project into production.

Best regards,
Julie

WHAT DRWS YOU TO THE WATER?

For generations, people have been drawn to this landscape for its beauty and richness in natural resources.

First to make a life, later to make a living, and today to gather, recreate, and find inspiration.

Explore the stories that connect this landscape to its people and its past. Discover how the land and waters of Sister Bay continue to shape its history.

DRAWN TO MAKE A LIFE



When they fished in deep water, the fishermen started out before dawn to lift the nets they set the day before. They would go maybe three hours out from shore and it would be mid afternoon before they returned.
Ingrid Nelson Lawrenz



Laughing Waters fishing boat owned by Herman Erickson, 1910.



The Roeser feed mill, sawmill, and dock.

Building Materials for many Sister Bay homes and cottages built in the 1920s. Were Supplied by ROESER LUMBER CO. SISTER BAY

Mills, docks, and freight boats once lined this shoreline, connecting Sister Bay to the forests, farms, and communities beyond the bay.



Apple and Plum Growers do not dispose of your 1919 crop until you have consulted us. We are in a position to quote good figures on your fruit. Phone 300 Fruit Growers Canning Co.



The Fruit Growers Cooperative operated a processing plant that was vital to the region, providing a sales outlet for millions of pounds of cherries and apples annually.

Apple Factory—The Fruit Growers Cooperative processing plant at Sister Bay is at the peak of the apple processing season. Upper, right below



Herman Grasse and cattle at Pebble Beach in Little Sister Bay, 1908.

Fishing, logging, and farming brought early settlers to Sister Bay, where land and water offered the resources needed to build a life.

DRAWN TO BUILD COMMUNITY

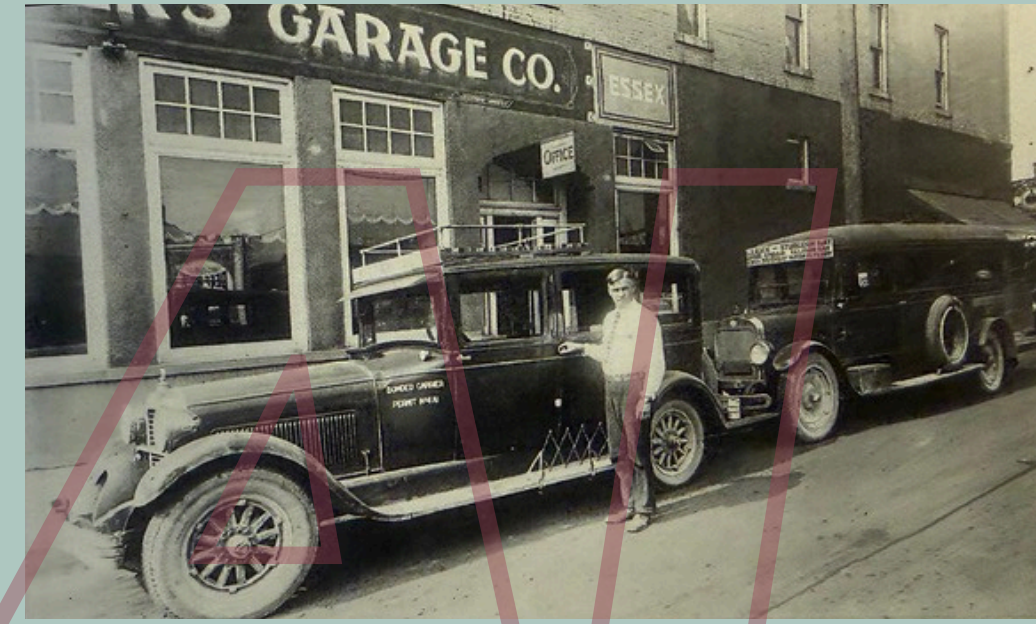


ORRIN HANSEN'S Groceries & Meat Market SISTER BAY THANKS A MILLION! We opened a year ago... and we have made a lot of friends. Thanks to a million for your patronage... it has been a pleasure serving you. WHY NOT TRY US? We take pride and care in our selection of fresh, quality meats. If you need the very best... and a reasonable price... we are here to help you.

Orrin Hansen in his grocery, 1939.



Masterfreeze Corporation: Operating on Main Street from 1945 to 1966 as a major refrigeration assembly plant and premier industrial employer.



The first bus service for Door County was provided by Ernest Isaacson of Sister Bay, 1927.



Ludwig and Hjalmer Seaquist at their blacksmith shop.



Car dealers and garages included Becker's, Brodd's, Hendrickson's, Roy's, Logerquist's and others.



Sister Bay has become the commercial hub of the Door Peninsula. It offers the largest shopping center north of Sturgeon Bay! June 16, 1950, Green Bay Press-Gazette.



Gibraltar students enjoy sodas at Rudy's, 1958.



Kitchen crew at Pisha's, 1950s.

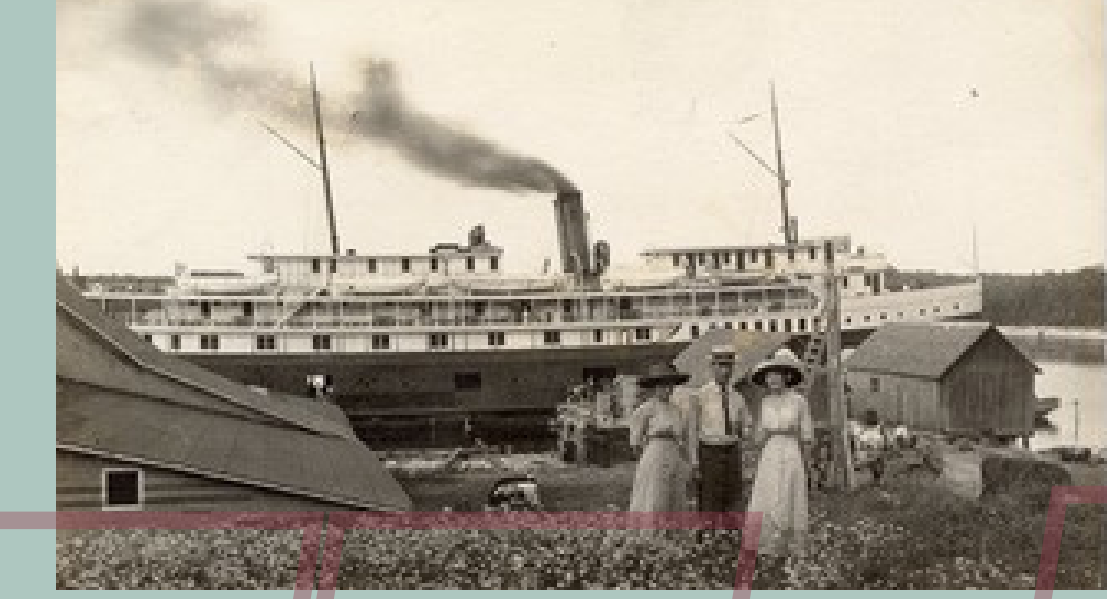


Kramer/Grasse dairy, 1935.

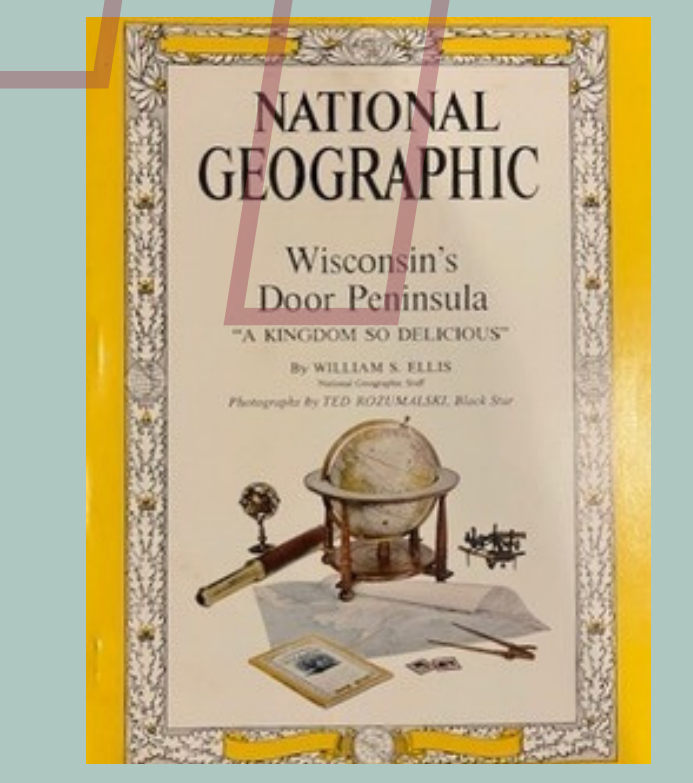


As docks, mills, stores, roads, and businesses grew, Sister Bay became a place of commerce and connection.

DRAWN TO GATHER & ENJOY



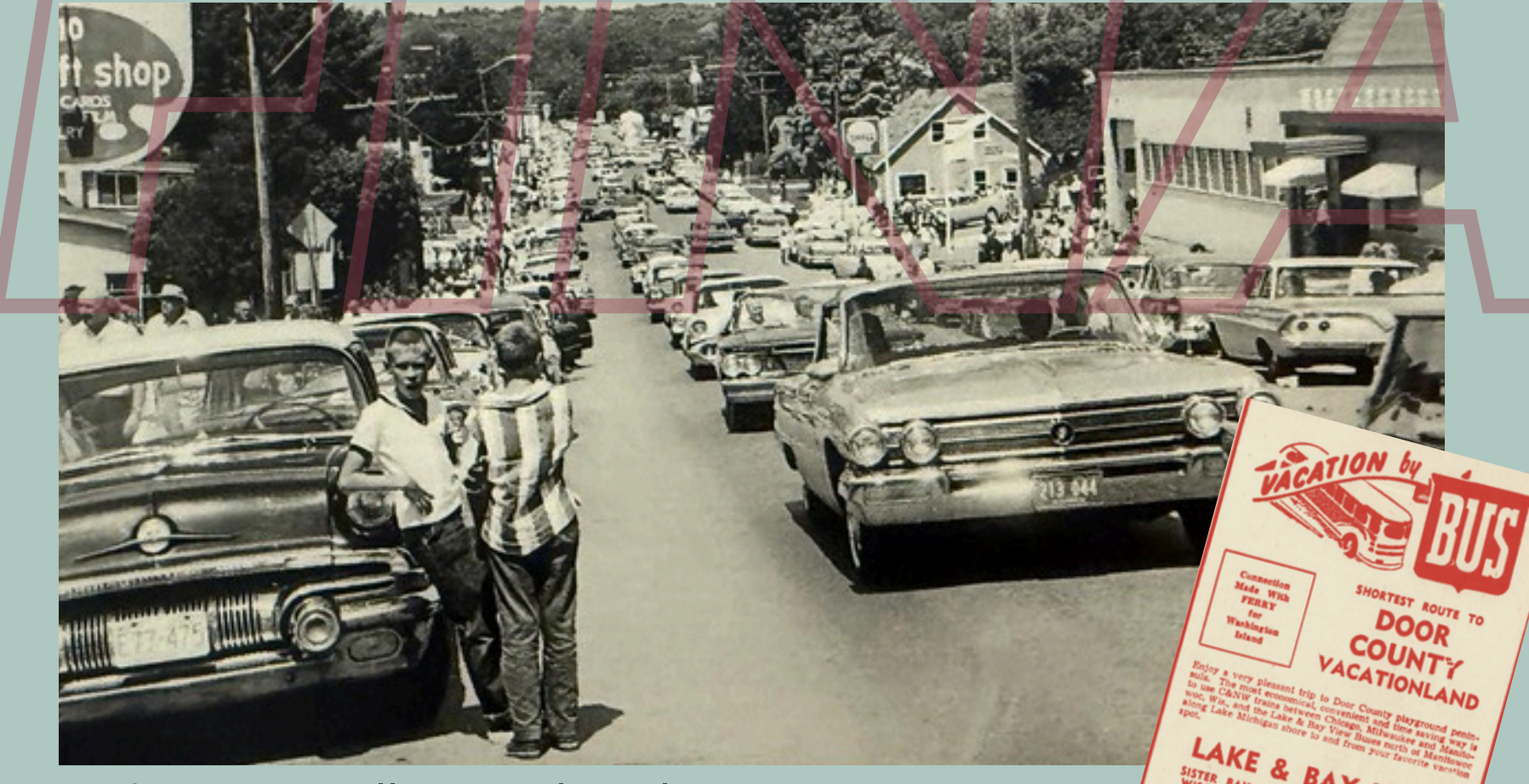
Steamships were the main mode of travel for residents and tourists, circa 1912.



National Geographic, 1969.



"Sister Bay Bays" baseball team.



Highway 42, Fall Festival, early 1960s.



A Sunday cruise on Little Sister Bay with the old fish house in the background.



Over time, the waterfront shifted from working harbor to place of recreation, and inspiration, drawing residents and visitors back to the bay again and again.



Hand-painted billboard, late 1940s.



Couple on a sail sleigh.



LOGGING, FISHING & FARMING

PROGRESS & PROSPERITY

RECREATION & WATERFRONT

Drawn Through Time

These select moments in history trace how people have been drawn to Sister Bay across generations.

Consider how the land, water, and people of each era helped shape the village you see today.

PRE-1600S

Before European Settlement

The Potawatomi, Ojibwe, Ho-Chunk and Menominee peoples fish, hunt, and travel throughout the Peninsula.

1634

First European Passes By

French explorer Jean Nicolet becomes one of the first Europeans to traverse the waters of Green Bay.

1854-1857

First Permanent Settlers

Scandinavian immigrants, including John Thoreson and Ingebret Torgerson, build homes, farms, and piers, drawn by familiar landscapes and access to the bay.

1870S

Waterfront Industry Takes Hold

The Dimond brothers build a pier, sawmill, and grist mill, transforming Sister Bay into a working waterfront community.

1880S-1930S

The Roeser Era

The Roeser family become central to the village's economic and social life by expanding milling, shipping, and hospitality.

EARLY 1900S

Progress and Prosperity

Stores and businesses of all kinds continued to develop and eventually made Sister Bay the commercial hub of northern Door.

1900-1960S

From Logging to Agriculture

As forests are cleared, farming and orchards become the dominant way of life, reshaping both land and economy.

APRIL 1912

Incorporation of Sister Bay

Residents vote to break off from Liberty Grove and form their own village, seeking better roads, local control, and economic independence.

JULY 1912

The Great Fire

A devastating overnight fire destroys the business district at today's Highway 42 & Maple. The village rebuilds, showing their resilience.

1969

Tourism Boom Begins

A National Geographic article sparks a surge in visitors, transforming Sister Bay into a major tourism destination.

1971-1972

Water and Sewer Revolution

Sister Bay becomes the first municipality north of Sturgeon Bay with municipal utilities, reshaping the village permanently.

1990S-PRESENT

Marina and Waterfront Vision

A modern marina and ongoing shoreline preservation projects reinforce Sister Bay's identity as a place where public access to the water defines the community.

TODAY

Preservation and Growth

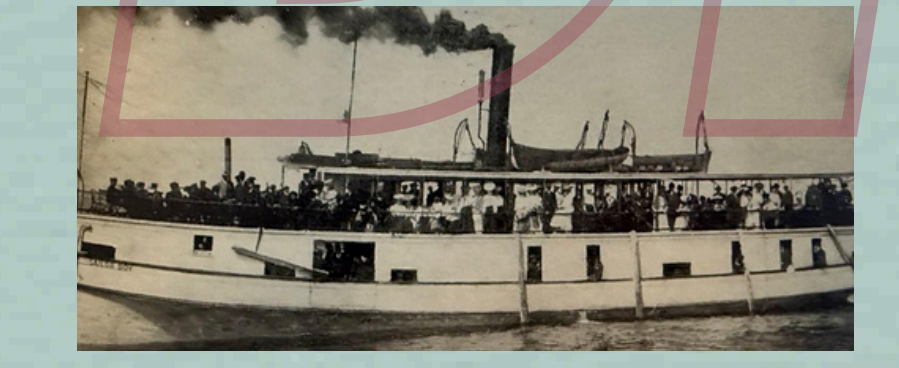
Village of Sister Bay and the Sister Bay Historical Society work together to preserve, share, and celebrate the stories that continue to shape this community.

HISTORY IS ALL AROUND YOU!

Look out toward the bay. Imagine the shoreline alive with work—boats arrive, lumber mills run, goods move across docks, and shop doors open downtown to serve a growing village.

People arrived at our docks in boats... landing cargo and passengers alike. And what a pleasant sight when the vessel turned the bluffs, stately and large as it hove in sight. And what excitement it was to be where friends were hilariously greeted, and trunks were carried on the backs of men to the inns.

Transportation was by foot, horse, or boat. The arrival of Goodrich boats brought new people and more industry to the area.



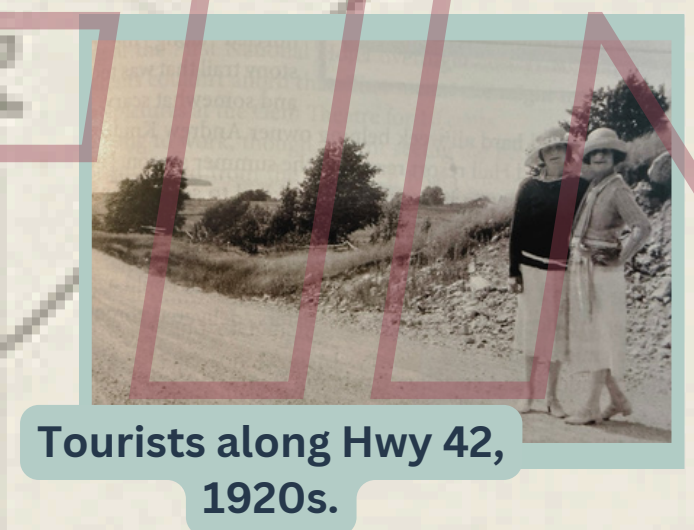
The Steamer Sailor Boy: Exchanged manufactured goods and tools for local farm produce and hides while transporting passengers along Green Bay.



White Pebble Beach in Little Sister Bay, circa 1900. Where it all began.

Before this shoreline was protected from modern development in 2019, these smooth limestone rocks marked the site of the original 1854 Sister Bay pioneer settlement.

Little Sister Bay



Tourists along Hwy 42, 1920s.



The Old Anderson House at the Corner of the Past Museum grounds.

SISTER BAY HISTORICAL SOCIETY



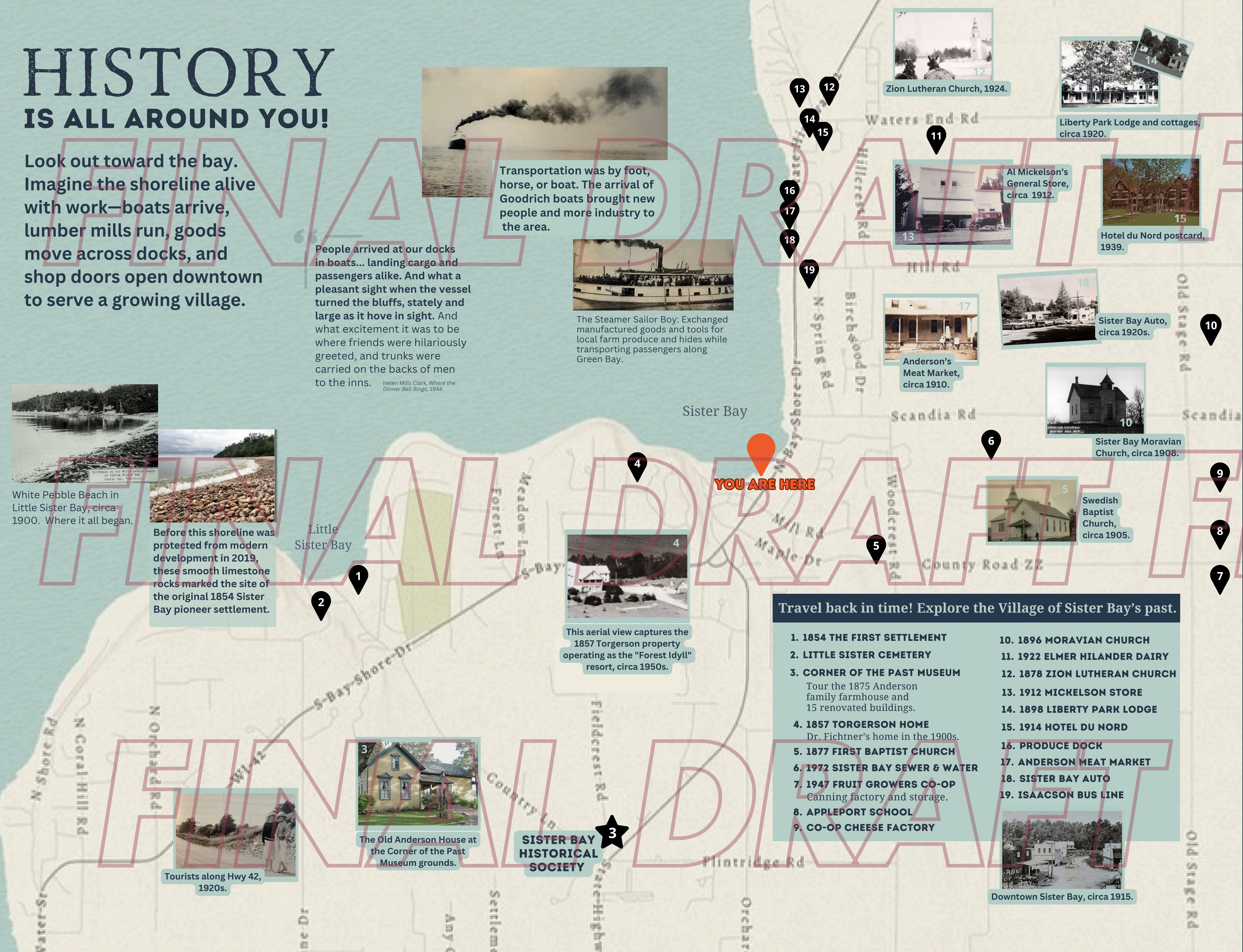
This aerial view captures the 1857 Torgerson property operating as the "Forest Idyll" resort, circa 1950s.

Travel back in time! Explore the Village of Sister Bay's past.

- 1. 1854 THE FIRST SETTLEMENT
- 2. LITTLE SISTER CEMETERY
- 3. CORNER OF THE PAST MUSEUM
Tour the 1875 Anderson family farmhouse and 15 renovated buildings.
- 4. 1857 TORGERSON HOME
Dr. Fichtner's home in the 1900s.
- 5. 1877 FIRST BAPTIST CHURCH
- 6. 1972 SISTER BAY SEWER & WATER
- 7. 1947 FRUIT GROWERS CO-OP
Canning factory and storage.
- 8. APPLEPORT SCHOOL
- 9. CO-OP CHEESE FACTORY
- 10. 1896 MORAVIAN CHURCH
- 11. 1922 ELMER HILANDER DAIRY
- 12. 1878 ZION LUTHERAN CHURCH
- 13. 1912 MICKELSON STORE
- 14. 1898 LIBERTY PARK LODGE
- 15. 1914 HOTEL DU NORD
- 16. PRODUCE DOCK
- 17. ANDERSON MEAT MARKET
- 18. SISTER BAY AUTO
- 19. ISAACSON BUS LINE



Downtown Sister Bay, circa 1915.



IMAGINE SISTER BAY in another time

It was a hard life, filled with dangers and privations, which all shared. If any happened to run out of food, others were ready to share what they had, and if there was an accident or sickness, all were ready to help.

John Seaquist, 1954.

Our sawmill furnishes employment to many hands both summer and winter. Good wages are earned in loading vessels in the season of navigation, and altogether we are a contented little community... all we want is more good citizens and a good hotel."

Sister Bay Correspondent, Door County Advocate, March 1876.

Sister Islands
The namesake islands of Sister Bay



The Roeser home also held the first post office, general store and creamery, 1910.



Jischke's Meat Market, 'Maple Inn,' 1936.



Site of Dana Implement, 1904. Later Husby's blacksmith, Brodd's garage, and Jungwirth Hardware.



The Sister Bay Hotel, taken from inside Bunda's store, 1912.



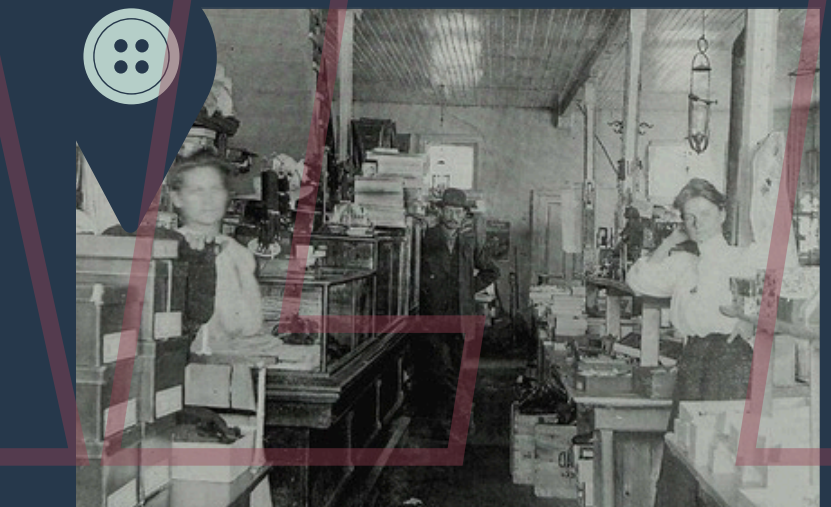
Joe Pisha and Barney Hoefert in the blacksmith shop.



Pisha's restaurant and home.



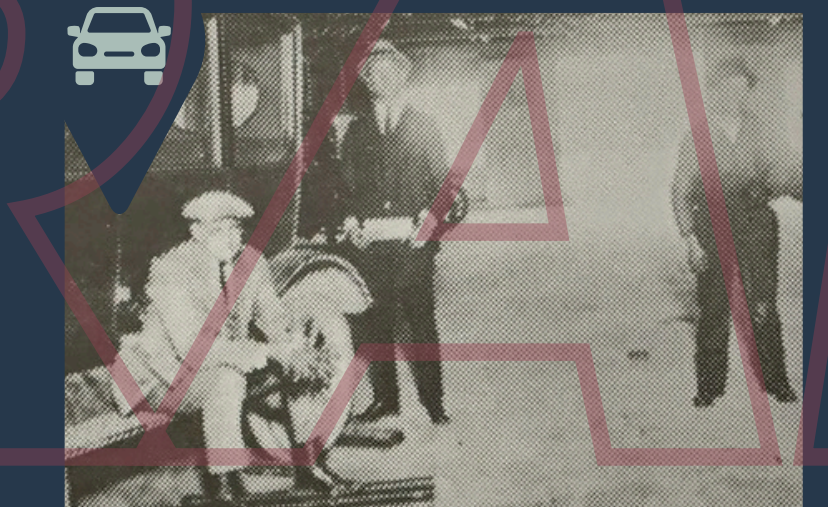
John Pahl inside his hardware and furniture store, 1908.



Bunda store, where butter and eggs were bartered for buttons and other goods.



Sister Bay Shell Gas Station.



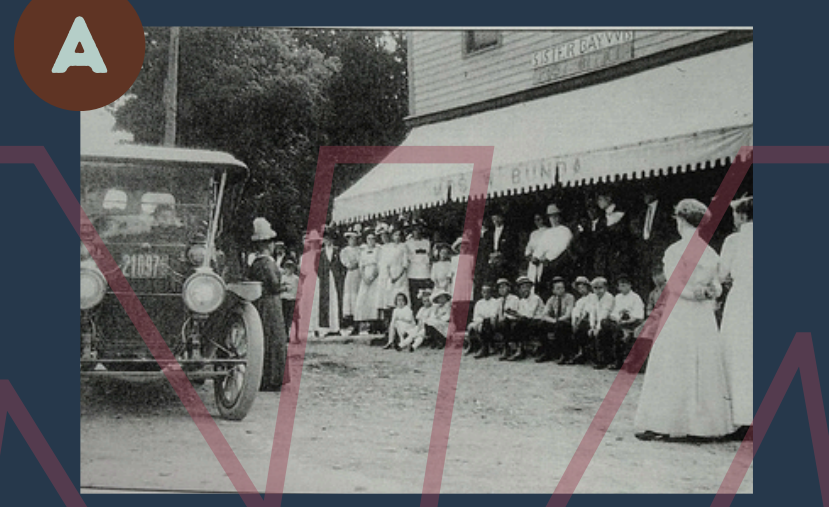
Inside the Emil Becker Garage, later Masterfreeze Corporation.



The Casperson Funeral Sleigh.



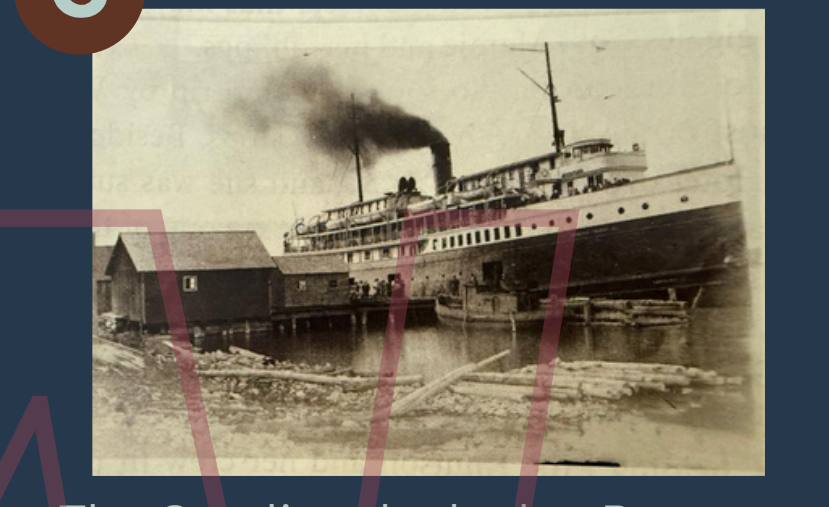
Postcard from Kellstrom Dock.



Suffragist speaking to group at Bunda store/post office, 1912.



Guests at the bar of the early Sister Bay Hotel.



The Carolina docked at Roesers, 1912. Steamships were the main mode of travel.



Men cut ice with a converted Model T ice machine, 1941.



Common tent for changing into swimming suits at the Growerly picnic area.



Door County Health and Human Services

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Joseph Krebsbach, Director
First Floor Fax 920-746-2355
Second Floor Fax 920-746-2349
dhs@co.door.wi.gov

May 5, 2026

Dear Municipality,

In 2025, County of Door was happy to present your municipality with a Water Quality Sign(s) for your beach(es). Door County purchased these signs with grant funding with the intention to transfer ownership of the sign(s) to your municipality.

The grant funding covered both the purchase of the signs and the associated data subscription through 2025. Beginning in 2026, each municipality is responsible for the ongoing subscription cost required for the signs to receive data and function properly. These costs may vary annually based on the selected data package.

We recently became aware that the transfer of ownership and responsibility for ongoing costs was not clearly communicated at the time of distribution. This came to our attention upon receipt of the invoice for all ten signs. This year's cost is \$4,450 for all ten signs.

We apologize for the poor communication about this fact and would ask each entity to pay 1/10 or \$445.00 per sign directly to SwimSmart for 2026. We would also ask that you connect directly with SwimSmart through the cc'd email link for service beyond 2025.

The County will provide maintenance for the sign(s) until 2030. To arrange for maintenance, please reach out to Allie McDonald, Environmental Health Specialist, at Door County Public Health. Ms. McDonald can be reached at amcdonald@co.door.wi.gov or (920) 493-9307.

Please confirm acceptance of the sign(s) and associated financial responsibility by replying to this email with the following statement:

"[Municipality Name] accepts and assumes ownership of the Beach Water Quality Sign(s), including responsibility for ongoing subscription costs." Please include your name and title in the response.

We appreciate your understanding as we work to correct this oversight and ensure a smooth transition moving forward. We hope the signs continue to serve as a valuable resource for your community. Please feel free to reach out with any questions.

Sincerely,

Joe Krebsbach
Director