

AGENDA
CITY OF STURGEON BAY
ZONING BOARD OF APPEALS
Tuesday, April 26, 2022 @ 12:00 Noon
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of Minutes from March 22, 2022 and March 29, 2022.
4. Public Hearing: Petition for variance from sections 20.295 and 20.27(2) of the City of Sturgeon Bay Municipal Code for Buster Crook located at 59 E Oak Street; parcel 281-46-65010201.
5. Consideration of: Petition for variance from sections 20.295 and 20.27(2) of the City of Sturgeon Bay Municipal Code for Buster Crook located at 59 E Oak Street; parcel 281-46-65010201.
6. Adjourn.

NOTE: DEVIATIONS FROM THE AGENDA ORDER SHOWN MAY OCCUR.

ZBA Board Members:
William Murrock, Chair
Dave Augustson
Nancy Schopf
Morgan Rusnak
Bill Chaudoir
Alt 1: Michael Marit

4/21/22
2:10 p.m.
LS

Zoning Board of Appeals Tuesday, March 22, 2022

A meeting of the City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:00 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call [#1]: Members William Murrock, Dave Augustson, Nancy Schopf and Morgan Rusnak and alternate member Michael Marit were present. Members Bill Chaudoir was excused. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson and Administrative Assistant Suzanne Miller.

Adoption of Agenda [#2]: Moved by Marit, seconded by Augustson to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 14, 2021.
4. Public Hearing: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code for Fincantieri Bay Shipbuilding located at 605 N 3rd Ave; parcel #281-62-01000704C.
5. Consideration of: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code for Fincantieri Bay Shipbuilding located at 605 N 3rd Ave; parcel #281-62-01000704C.
6. Adjourn.

All ayes. Motion carried.

Approval of Minutes from December 14, 2021 [#3]: Moved by Schopf, seconded by Rusnak to approve the minutes from December 14, 2021. All ayes. Motion carried.

Public hearing [#4]: Petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code for Fincantieri Bay Shipbuilding (FBS) located at 605 N 3rd Ave; parcel #281-62-01000704C. Chairperson Murrock opened the public hearing at 12:04 p.m.

Zoning Variance request read aloud by Miller.

Introduction given by Sullivan-Robinson described Fincantieri Bay Shipbuilding's (FBS) petition for two variances to accommodate construction of a 65' x 350' x 32' high machine shop along 3rd Avenue near the northeast corner of their property (350' along 3rd Ave. [east] & 65' along Florida St. [north]). Proposals show the building 2' off the north property line and 2' off the east property line. Property is zoned Heavy Industrial (I-2), which requires the building to have a 50' setback along 3rd Ave. and a 20' setback along Florida St. FBS is proposing a land swap along the north lot line with the City to allow the northward positioning needed to keep the building outside of the FEMA floodplain. Sullivan-Robinson instructed the Authority that to be granted the variance, FBS must: 1. Prove an unnecessary hardship 2. Identify physical property limitations that require the variance 3. Prove the variance would not negatively impact the public interest.

Sullivan-Robinson reported positives include elimination of areas of outside storage that encroach into City right-of-way, improved curb appeal, some additional green space, and a better-designed/looking building than some of FBS's existing structures. Negatives include the

undesirable 2-foot separation between the property line and an industrial building and the effects that pushing an industrial building close to the street may have on the aesthetics of 3rd Ave.

Also of concern is how much variance is needed from 3rd Ave based on the space FBS requires to reasonably access the graving dock/gantry crane area. He informed the Authority that approval of the variance can be subject to added conditions to address the aesthetics of the structure such as building materials, beautifying the frontage along 3rd Ave. and/or site clean-up items.

Jan Allman, Sr. V.P. for Public Affairs and Community Relations and Aaron Bley, Facilities Manager, both representing FBS and Stuart Johnson of A.C.E. Building Services were present.

Allman explained: 1.) The age and poor condition of the existing building, that does not meet code (no sprinkler system), they plan to replace. 2.) The importance of keeping the new building out of the flood plain 3.) The necessity of placing the building as proposed to allow continued efficient production and safe operation of the shipyard without limiting production. She reported they would not be able to operate due to limited space between the new building and the gantry crane if prohibited from moving the new building northward. She stated FBS will look at requests from the Authority regarding aesthetics. She described the land swap as a long sliver along the northside of the property of ~3,000sq.ft., presented a printed layout, and stated FBS already has equipment/materials and fencing in that area and has a high-level agreement with the City to make the swap. She stated there will be no additional fencing installed as the building will become the fence. Indoor production allowed via the new building will reduce noise, dust, and debris in the area. Allman reported the original beautification project (south of Iowa St.) will be installed in second quarter 2022.

Bley reported the new building will replace the old machine shop. Location of the building in relation to the graving dock/gantry crane is critical to move parts and materials, build ships and launch ships. He reported they have no second option and without the variance to relocate the building, the effect on production will be drastic. He reported boring results were very positive and bedrock was reached at 12 feet. The south end of the building will include the guard shack resulting in a facelift for the north entrance to FBS. Utility services are already inside the shipyard and conveniently located.

Johnson described the proposed pre-engineered metal building that will match the other new buildings in appearance.

Noralea Lautenbach of 632 No. 3rd Ave. spoke in favor of the variance as an improvement in appearance over the present "mess" and raised several concerns: 1.) The lack of parking on 3rd Ave. She and her immediate neighbors do not have parking on the street (east side) in front of their homes and the FBS workers are "nasty" when neighbors park on the west side of the street. 2.) There are no trees along the west side of 3rd Ave. in this area. 3.) Snow removal is problematic as plow deposits a great deal of snow on their side of the street and the sidewalk.

Chris Kellems of 120 Alabama St. spoke in favor of the proposal, especially improved dust control. She spoke of a missed opportunity for solar panels on the roof of new buildings and raised concern regarding seagull nesting on the roof.

No one spoke in opposition of the variance request and there were no letters of correspondence in favor of or against the variance request.

Allman responded FBS would look at snow removal issues, is willing to plant trees, is planning to

dispose of some of the items stored outside and will be using more inside storage. FBS has a sustainability program and are evaluating the use of solar. Brey reported the roofs are designed to support the weight of future solar panels and FBS participates in a seagull mitigation program with the DNR in the summer. The building must be 65 feet to accommodate the length of shafts and other components.

The public hearing was declared closed at 12:21 p.m.

Consideration of petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code for Fincantieri Bay Shipbuilding located at 605 N 3rd Ave; parcel #281-62-01000704C. [5]:

Discussion: Authority members voiced support for the proposal as the area will be cleaned up and sound will be mitigated through indoor production. Augustson stated he would like to see more green space and maintain views of the yard. Augustson also stated: 1.) The building allows completion of Navy contracts, 2.) The flood plain and space limitations of the property leave no other options for placement, and 3.) The City and Utilities property to the north of the lot line provide adequate green space. Schopf stated support due to improved aesthetics in the area and the project supporting the economy of the City.

Motion #1: Augustson made a motion to approve the petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code for Fincantieri Bay Shipbuilding located at 605 N 3rd Ave; parcel #281-62-01000704C, allowing FBS to construct a building encroaching the setback from the north lot line by 18 feet and allowing the structure's corner to be sited within two feet of the lot line. Second by Shopf. All ayes by roll call vote. Motion carried.

Discussion: Authority members discussed the size of the building and amount of area along 3rd Ave. available for green space.

Motion #2: Murrock made a motion to approve the petition for variance from Section 20.27(2) of the City of Sturgeon Bay Zoning Code for Fincantieri Bay Shipbuilding located at 605 N 3rd Ave; parcel #281-62-01000704C, allowing FBS to construct a building encroaching the setback from 3rd Avenue by 48 feet with the condition that FBS extend the current 3rd Avenue Beautification Project from its current termination at Iowa St. to the end of the FBS property at Florida St. Shopf seconded the motion. All ayes by roll call vote. Motion carried.

Adjourn [#6]: Motion to adjourn by Augustson, seconded by Shopf. All ayes. Motion carried. The meeting adjourned at 1:05 p.m.

Respectfully submitted,



Suzanne Miller
Administrative Assistant

**Zoning Board of Appeals
March 29, 2022**

The City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:01 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Murrock, Nancy Schopf, Morgan Rusnak and Alternate Michael Marit were present. Members Dave Augustson and Bill Chaudoir were excused. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson and Deputy Clerk/Treasurer Laurie Spittlemeister.

Adoption of agenda: Moved by Ms. Rusnak, seconded by Mr. Murrock to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public Hearing: Petition for variance from Section 20.27 (1), 20.31(4)(c), and 27.13(4)(c)(5) of the Municipal Code for Richard Robinson located at 911 Green Bay Rd; parcel #281-66-13000101.
4. Consideration of: Petition for variance from Section 20.27 (1), 20.31(4)(c), and 27.13(4)(c)(5) of the Municipal Code for Richard Robinson located at 911 Green Bay Rd; parcel #281-66-13000101.
5. Adjourn.

All ayes. Carried.

Public hearing: Petition for variance from Section 20.29(2), 20.31(4)(c), and 27.13(4)(c)(5) of the Municipal Code for Richard Robinson located at 911 Green Bay Rd; parcel #281-66-13000101: Chairperson Murrock opened the public hearing at 12:05 p.m.

Mr. Sullivan-Robinson introduced the item for public hearing. Mr. Robinson is looking to redevelop the property by razing the six buildings currently on the lot, constructing a new building and redoing the parking lot. The applicant site plan shows a total impervious ratio of 89.22% for the northerly parcel. Ordinance from section 20.27(1) requires the combination of all impervious surfaces not to exceed 70% for parcels zoned General commercial (C-1).

Ordinance 20.31(4)(c) for off-street parking requires a 5-foot setback to allow for safety and separation. The current site plan has a 2-foot setback at the closest point and would affect 2 parking stalls.

In regards to ordinance 27.13(4)(c)(5), this section requires ground signs to have at least 5 feet of separation from the street right-of-way. The purpose of this ordinance is to provide safety and aesthetics. It is up to the applicant to prove unnecessary hardship, property limitations, and that the variance would not negatively impact the public interest.

The expected usage of this building would be office space/retail and restaurant. The anchor tenant is dictating the number of spaces for the parking lot.

Mr. Olejniczak added that if the sign variance is denied, it would need to be pushed further to the west towards Comfort Inn. They would appreciate the sign to be placed according to the site plan and not the ordinance. Staff members are in favor of splitting the lot in two.

Ms. Schopf asked if the sign would block traffic views.

Mr. Olejniczak responded it would not.

Mr. Murrock asked who is the current owner of the property.

Mr. Olejniczak stated that it is Jennifer Woldt and sale of the property is contingent on approval.

Richard Robinson, 3405 Hawthorne Blvd, St Louis, MO, explained he and his partners currently have Starbuck's as the anchor tenant, who is dictating the number of spaces for the parking lot. The parking stalls run straight across and the impacted stalls from the variance would be the same distance from the highway as the others. If these two stalls are not granted, it would complicate that row of parking.

The sign on the site plan will require moving a utility pole. The proposed sign placement would provide safety for installation and viewing.

Ms. Schopf inquired if there was a line of cars will there still be enough room to drive through and around.

Mr. Robinson responded there would.

Ms. Schopf asked mentioned that intersection is already busy from people entering Walgreens. Are Walgreens satisfied with the additional traffic.

Mr. Robinson stated Walgreens does not have an issue.

Mr. Murrock stated that there is a main utility pole at that intersection.

Mr. Robinson mentioned that it is a main transmission pole. That pole is being moved to the corner of the two lots and another pole will be installed to withstand the utility lines.

Ms. Rusnak inquired if the other two tenants will need additional signs.

Mr. Robinson replied that there will be one pole for the sign and the other tenants will be listed below Starbucks.

Renee Borkovitz, Baudhuin Engineering CAD Draftsman, 312 N 5th Ave, stated that the percentage of impervious surface for both lots is 74%. Additional efforts were made to provide more green space on the site plan. Storm water will be collected and stored underground in the basement of the stores. Overflow will be drain to existing basins in the streets.

Mr. Murrock asked what would happen if the basement fills to maximum capacity.

Mr. Robinson responded water would be outlet to the City's stormwater system.

Mr. Murrock inquired if curb and gutter will be all around the parking lot.

Mr. Robinson replied that there would.

Mr. Murrock questioned the parking lot grading plan and asked if impervious pavers were considered.

Dave Phillips, Portside Builders Sales Rep, stated that they do not work as well for the space provided. Baudhuin Engineering came up with the underground water retention in the basement. The plan is costly but effective. The storm water run off is kept on site. With the amount of green space in front of the building and parking lot, it reduces the percentage calculation of impervious surface. Many sites in the area are already over the percentage of impervious surface allowed by ordinance.

The building is simple, however Starbucks is dictating what the building will look like. The design meets their wants and needs. The building will be on a slab on frost wall.

Mr. Murrock asked for clarification on the percentage of impervious surface.

Ms. Borkovitz replied the entire parcel will be 74.6%, north parcel will be 89.22% and down to 81.3% with landscaping.

Mr. Robinson further stated that Starbucks is requiring a certain amount of parking spaces based on building size. A minimum of 42 spaces were required for the three tenants.

Mr. Murrock inquired where the snow will be placed during the winter months.

Mr. Robinson answered that the snow would be piled in a couple parking stalls and may need to be removed.

Mr. Murrock commented that the snow pile at Walgreens is in parking stalls next to the highway, which obstructs the view for traffic.

Mr. Robinson responded that is a good point and will have the snow piles placed so they do not interfere with traffic views.

Mark Paulsen, 836 S Duluth Ave spoke in favor of the development. He believes they will be a good neighbor and the redevelopment is an attractive building. Design to move the driveway to the north is beneficial for traffic flow.

There were no letters of correspondence in support of the variance requests.

No one spoke in opposition of the variance requests.

There were no letters of correspondence in opposition of the variance requests.

The public hearing was declared closed at 12:51 p.m.

Consideration of: Petition for variance from Section 20.29(2), 20.31(4)(c), and 27.13(4)(c)(5) of the Municipal Code for Richard Robinson located at 911 Green Bay Rd; parcel #281-66-13000101:

Moved by Ms. Schopf, seconded by Ms. Rusnak to approve the variance from Section 20.29(2) as presented. Ms. Schopf's reasons are that they have done everything possible for the site to reduce impervious surface. Ms. Rusnak agreed and added she appreciates the appearance of green space. Roll call: all ayes. Carried.

Moved by Ms. Schopf, seconded by Mr. Marit to approve the variance from Section 20.31(4)(c) as presented. Ms. Schopf's reasons are there is space provided and enough green space to compensate the number of parking spaces. Mr. Marit agrees with the reasons. Roll call: all ayes. Carried.

Moved by Mr. Murrock, seconded by Ms. Rusnak to approve the variance from Section 27.13(4)(c)(5) as presented. Mr. Murrock's reasons are the sign is more conforming and further away from the highway than the existing sign on the property. Ms. Rusnak agrees with the reasons. Roll call: all ayes. Carried.

Moved by Ms. Schopf, seconded by Ms. Rusnak to adjourn. All ayes. Carried. The meeting adjourned at 12:58 p.m.

Respectfully submitted,



Laurie Spittlemeister,
Deputy Clerk/Treasurer



MEMO

To: Zoning Board of Appeals
From: Christopher Sullivan-Robinson
Date: April 21, 2022
Subject: Variance Request – 59 E Oak Street

Petition: Buster Crook, co-owner of the property located at 59 E Oak Street (parcel # 281 281-46-65010201, is petition for a variance from section 20.295 and 20.27(2) of the Sturgeon Bay Municipal Code (Zoning), to allow the construction / addition of a multipurpose garage building. The building is approximately 30 ft. x 52 ft. and “T’s” off connecting to an existing outdoor bar. Per the above listed sections non-residentially used detached accessory buildings and commercial principal buildings must be setback at least 25 feet from the rear yard property line. The finished building would be setback approximately 11 feet from the rear yard line.

Zoning: The provisions of Chapter 20 were adopted to promote the health, safety, morals, comfort, prosperity and general welfare of the city, and to secure adequate light, pure air and safety from fire and other dangers, to conserve the taxable value of the land and buildings throughout the city, to preserve and enhance aesthetic value and to ensure aesthetic compatibility with neighboring property, and preserve the appropriate character of each area within the sound principles of zoning throughout the city. The provisions of Chapter 27 were adopted to provide minimum standards to safeguard life, health, property and public welfare and preserve and enhance aesthetic values by regulating and controlling the design, area, number, construction, illumination, installation, location and maintenance of all signs referred to hereunder.

Surrounding Area: Abutting this property to the east and west is commercially zoned properties. To the south, across the alley, is properties zoned single family residential. In the case of a rear yard setback variance the City only notifies properties directly abutting the subject property.

Variance Standards: There are standards for granting a zoning variance which is defined by State Statute 62.23(7)(e)7.d. *A property owner bears the burden of proving “unnecessary hardship,” as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner’s property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.*

The applicant is responsible for proving an unnecessary hardship, identifying any property limitations, and the variance would not in turn negatively impact the public interest.






Other Considerations:

1. Attached is a map that illustrates that many building off of the north side of the alley do not meet the current setback requirements including both principal and accessory buildings. Buildings on the north side of the alley are required to be at least 25 feet from the alley. However, accessory building for residential properties on the south side of the alley are only required to be located 6 feet off the alley. Based on the submittal the building will be setback more than what is required in those residential area.
2. The property owner should identify what the intended use is of this building as this could have an impact on how the Zoning Board of Appeals decision.
3. This building will be required to be approved by the Aesthetic Design and Site Plan Review Board prior to receiving any permits.

Options: The Zoning Board of Appeals has the ability to approve up to what is being requested. In addition, conditions can be added which are relevant to the variance request. If there are other considerations or additional information required the Board can push back their decision to the next meeting. The petitions can also be denied. Either way, the members should provide relevant reasoning for the decision.



Attachment 1: This is an area map showing rear yard setback requirements for surrounding property. If the property fronts on E Oak Street and has a building footprint located within the 25 ft rear yard setback shown in purple then the building does not meet setback requirements.

-  Existing Buildings
-  Subject Property
-  Alley R/W
-  25 ft setback
-  Parcels



NOT TO SCALE

pd C220411 #6 OM

**CITY OF STURGEON BAY
VARIANCE APPLICATION
ZONING BOARD OF APPEALS**

Date Received: 4/4/22
Fee Paid \$ 350.00
Received By: CHRS

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Buster Crook	
Company	Kitty O'Reillys Irish Pub	
Street Address	59 E. Oak St.	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	262-510-4610	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 59 E. Oak St
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 2814665010201

CURRENT ZONING CLASSIFICATION: Commercial

CURRENT USE AND IMPROVEMENTS:
See Attach.

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM
BEING REQUESTED FOR REVIEW: SECTION 20.295 AND 20.27(2) REQUESTING
THE BUILDING BE SETBACK 11 FT FROM EDGE OF ALLEY

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: Back side of Kittys
South: Alley
East: Existing Back Bdr
West: Parking Lot

VARIANCE STANDARDS

Please address how the proposed variance meets each of the three required standards for authorizing variances. (Attach additional sheets, if necessary)

1. Unnecessary hardship: See Attached

2. Unique physical property limitation: See Attached

3. Protection of public interest: See Attached

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: _____

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

BUSTER CROOK
Property Owner (Print Name)

Buster Crook
Signature

4/1/22
Date

Amy Crook
Applicant Agent (Print Name)

Amy Crook
Signature

4/1/22
Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

Current Use & Equipment

The property we are requesting to build on is currently be used for parking space in our gravel parking lot. We are requesting a variance that will allow us to build a covered patio space for our guests. Our objective with this variance request is an effort to build a quality project that the city of Sturgeon Bay can be proud they approved. We do not feel we are jeopardizing the intent of the building codes as adopted by the city of Sturgeon Bay.

Municipal Code & Specific Item

Case requires building to be located minimum of 25 feet off the alley. We are requesting the building to be located 11 ft.

1. Variance Standards

Unnecessary Hardship: Majority of other property along alley are well inside the 25 ft requirement. The new structure will be build connected to existing patio structure that will allow for best foot traffic flow from one patio to the other. The structure will be placed inside of the power poles with plenty of distance for larger vehicles to turn into the parking lot.

2. Physical Limitation

The structure will be located between the alley and existing restaurant and connected to the free-standing back patio while maintaining the maximum, amount of available parking.

3. Protection of public interest:

The structure will include bathrooms available to our guests. In addition, the additional space will allow for our guest a more spacious area to spread out while waiting for their table regardless of weather.

NOTICE OF PUBLIC HEARING



The City of Sturgeon Bay Zoning Board of Appeals will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday April 26, 2022 at 12:00 Noon or shortly thereafter, in regard to a variance request from Buster and Amy Crook for a variance from section 20.295 and 20.27(2) of the Municipal Code (Zoning), which requires accessory buildings to be setback at least 25 feet from the rear yard property line. The applicant is requesting to allow the construction of a 52 ft. x 30 ft. accessory building addition to be located 11 feet from the alley. The subject property is located at 59 E Oak Street; parcel # 281-46-65010201. The variance application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m., or on the City website: www.sturgeonbaywi.org. The public is invited to give testimony regarding the variance request in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Zoning Board of Appeals.

Public Hearing Notice Map
59 E Oak Street
Variance Request



-  Subject Property
-  Parcels



NOT TO SCALE

Please Note: Public hearing to be held on April 26, 2022 @ 12:00 Noon in the Council Chambers

PLAT OF SURVEY

DESCRIPTION:
BEING ALL OF LOTS 2, 3 & 4, BLOCK 1, SORENSON'S ADDITION
TO THE FOURTH WARD OF THE CITY OF STURGEON BAY,
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST, DOOR COUNTY, WISCONSIN.

prepared for
WENZEL & ELLA MAE STERNARD
59 East OAK Street
STURGEON BAY, WI 54235

prepared by
PENINSULA LAND CONSULTANTS, L.L.C.
185 E. WALNUT STREET #116
STURGEON BAY, WI 54235

281-46-65010201
10400

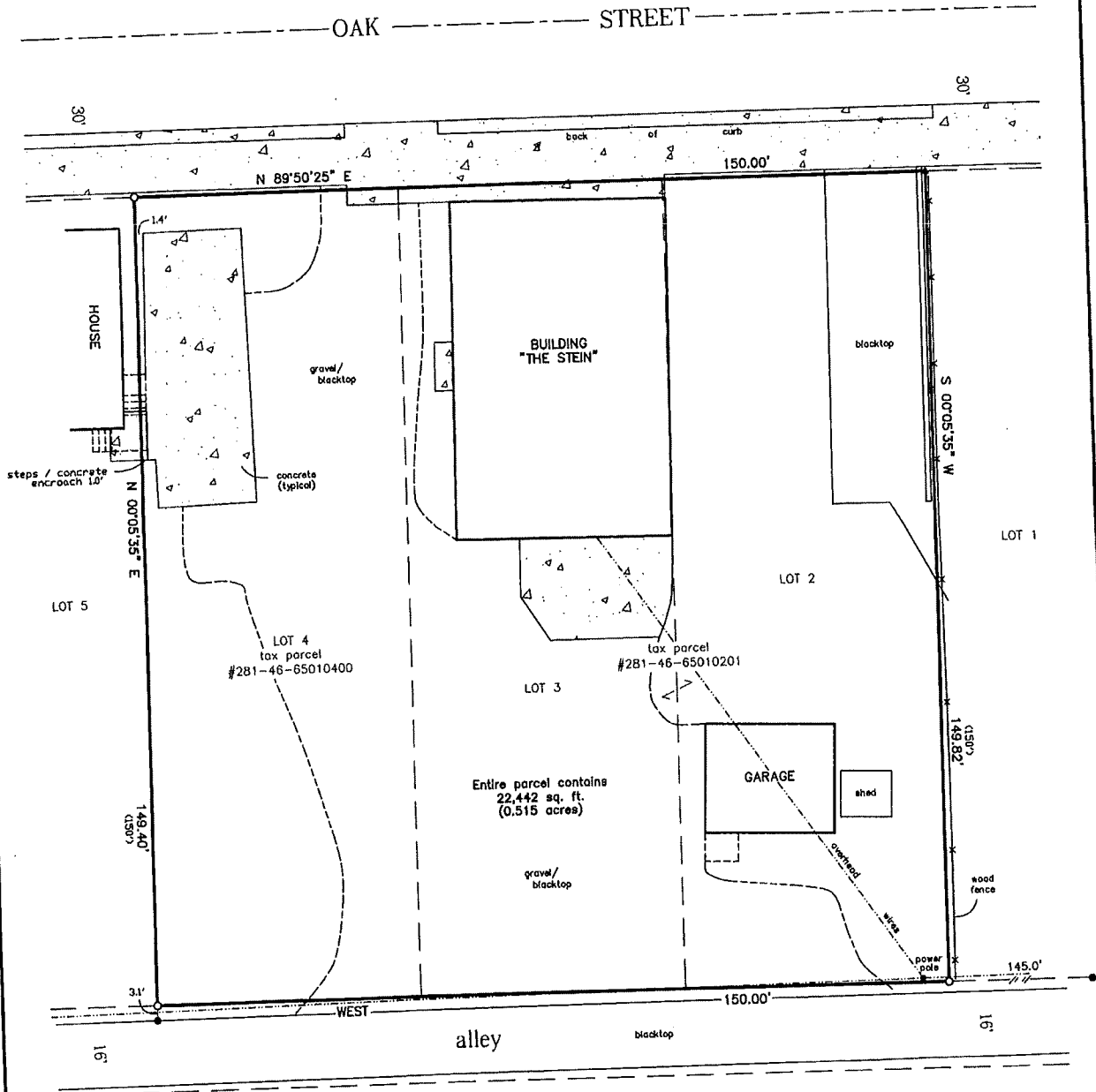
- = FOUND 1/2" IRON
- ▲ = FOUND MAG NAIL
- = SET LARGE SPIKE
- () DENOTES "RECORDED AS"

ALL BEARINGS ARE BASED ON THE SOUTH LINE
OF THE ALLEY AS PER FOUND IRONS,
ASSUMED AS EAST



SCALE
1" = 20'

1"-Scale



SURVEYOR'S CERTIFICATE
I, Joseph Schroedl, Registered Land Surveyor for Peninsula Land Consultants, LLC, hereby certify that I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures thereon, pertinent fences, appurtenant easements and roadways and visible encroachments, if any.
This survey is correct to the best of my knowledge and belief and was made for the exclusive use of the present owners of the property and also those who purchase, rely on this survey and title thereto.

DATED THIS 20th DAY OF OCTOBER 2009
JOSEPH SCHRÖDL, RLS 1781



015470

JOB NO. 09-073
OCTOBER, 2009



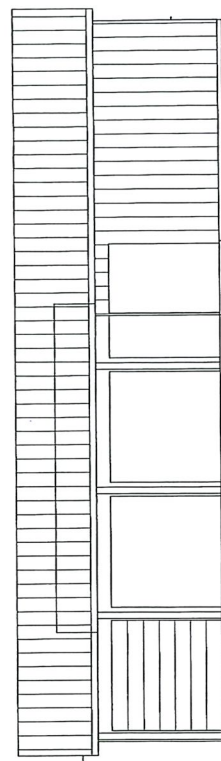
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05/13/2019

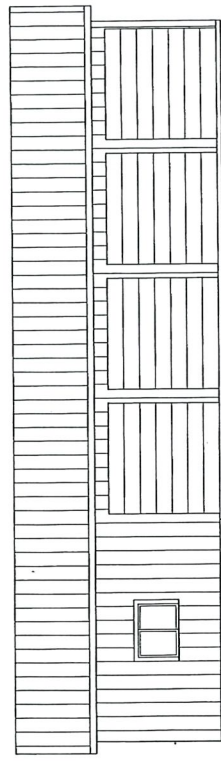


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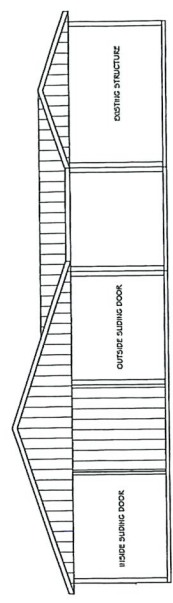
**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**



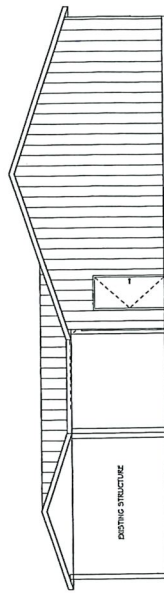
3 North
1/4" = 1'-0"



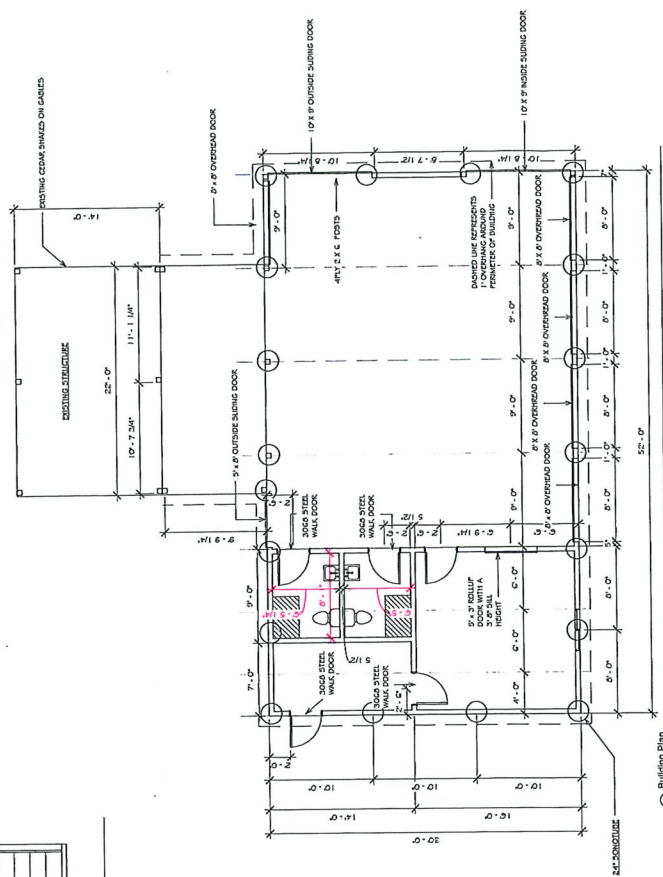
4 South
1/4" = 1'-0"



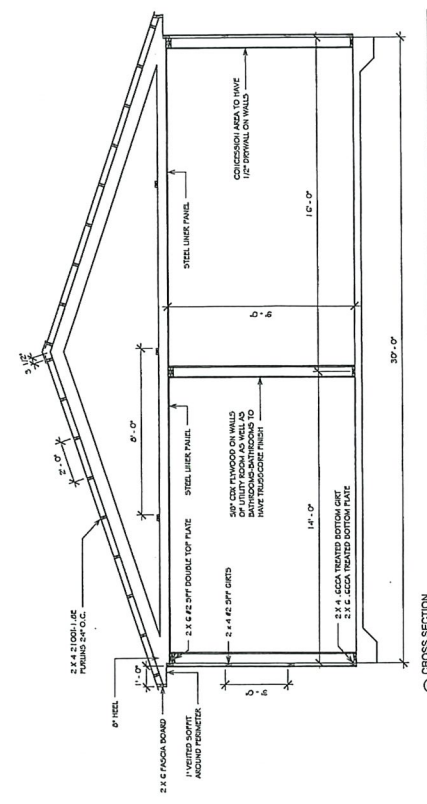
5 East
3/16" = 1'-0"



6 West
3/16" = 1'-0"



1 Building Plan
3/16" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FOREST CONSTRUCTION CO., INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF FOREST CONSTRUCTION CO., INC.

ADDITIONAL NOTES:

NAME: KITTY O' REILLYS
LOCATION: STURGEON BAY, WI
DATE: 12/9/2021

REVISIONS: CUN
DATE: 12/9/2021
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

As indicated

Floor Plan - Elevations & Details



