

ORDINANCE NO. 2025-014

APPROVING A PUD AND AMENDING THE ZONING MAP TO ASSIGN A PUD OVERLAY DISTRICT

WHEREAS, on November 25, 2025, the Plan Commission held a public hearing on a proposed 55-unit Residential Planned Unit Development (PUD) and amendment to the Village of Sister Bay Zoning Map to establish land east of State Highway 57, owned by Nicholas and Mary Deviley, as being in a Planned Unit Development (PUD) Overlay District; and,

WHEREAS, developing the property with traditional individual lots would result in a higher density which would be incompatible with the neighborhood, result in the destruction of tree canopies, and, result in excess infrastructure thereby increasing housing costs; and,

WHEREAS, the proposed development will allow residents to purchase more affordably priced homes, create a residential environment of sustained desirability and economic stability, be integrated into the natural landscape, allow for safe vehicular and pedestrian mobility, and provide green space and recreation areas; and,

WHEREAS, after hearing all public comments and reviewing the proposal and various village plans and codes, the Plan Commission voted unanimously to recommend the PUD and zoning map amendment be approved based on their Findings of Fact that the development met the goals of the Village of Sister Bay Comprehensive Plan, complied with the requirements of the Zoning Code, helped satisfy the housing needs identified in the 2024 Village of Sister Bay Workforce Housing Study, incorporated conservation measures identified in the Village of Sister Bay Land Division Code, and was of similar density and design as the adjacent multiple family development; and,

WHEREAS, a Development Agreement is to be executed to ensure compliance with Chapter 66 of the Village of Sister Bay Municipal Code and conditions imposed by the Plan Commission and Board of Trustees.

NOW, THEREFORE, after a public hearing held November 25, 2025, by the Plan Commission, and public hearing held by the Village Board on December 16, 2025, and upon review of the proposed PUD and zoning map amendment, the goals of the comprehensive plan and workforce housing study, intent and compliance with various village codes, the character of the neighborhood, and comments from the public, the Village of Sister Bay Board of Trustees does hereby ordain, this 16th day of December 2025, as follows:

SECTION 1. Approval of a Development Agreement for a 55-unit Residential Planned Unit Development on the Nicholas and Mary Deviley properties collectively known as tax parcel numbers 181-00-08312813D, 13G and a portion of parcel 42.

SECTION 2. Amend the Zoning Map for the Village of Sister Bay to designate tax parcel numbers 181-00-08312813D, 13G, and a portion of 181-00-08312842 as being in a Planned Unit Development (PUD) Overlay District, said land described as:

Description - Tax Parcel Number 181-00-08312813D: A parcel of land located in the SW 1/4 of the NE 1/4 of Section 8, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin. Bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 8-31-28; thence S. 01°51'04" E., 2333.20 feet thence N. 88°17'12" E., 472.18 feet to the point of beginning of lands to be described; thence N. 42°03'36" E., 1241.69 feet to the east line of the SW 1/4 of the NE 1/4 of said Section 8-31-28; thence S. 01°52'19" E., 951.39 feet along said east line; thence S. 87°56'26" W., 861.51 feet; thence N. 01°51'04" W., 59.98 feet to the point of beginning.

Said parcel contains 435,634 square feet (10.00) and is benefited by benefited by a 30 foot wide Access & Utility Easement recorded at Document Numbers 782929 and 820994. Together with all other easements of record.

Description-Tax Parcel Number 181-00-08312813G: A parcel of land located in the SW 1/4 of the NE 1/4 of Section 8, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin. Bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 8-31-28; thence S. 01°51'04" E., 2333.20 feet along the west line of the NE 1/4 of said Section 8-31-28; thence N. 88°17'12" E., 433.15 feet to the SE corner of Lot 2 of C.S.M. Number 2997, recorded at Volume 18, Page 165 of Certified Survey Maps as Document Number 794910, said corner being the point of beginning of lands to be described; thence N. 01°51'05" W., 450.00 feet along the easterly line of Lot 2 of said C.S.M. Number 2997 to the NE corner of Lot 2 of said C.S.M. Number 2997; thence N. 88°17'12" E., 471.25 feet; thence S. 42°03'36" W., 623.20 feet; thence S. 88°17'12" W., 39.03 feet to the point of beginning.

Said parcel contains 114,814 square feet (2.64 acres) and the westerly 15 feet of said parcel is subject to and benefited by a Sanitary Sewer & Water Easement recorded at Document Number 787618, said parcel is benefited by a 30 foot wide Access & Utility Easement recorded at Document Numbers 782929 and 820994. Together with all other easements of record.

Description - Part of Tax Parcel Number 181-00-08312842:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 8, Township 31 North, Range 28 East, Village of Sister Bay, Door County, Wisconsin. Bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 8-31-28; thence S. 01°51'04" E., 2333.20 feet thence N. 88°17'12" E., 472.18 feet; thence S. 01°51'04" W., 59.98 feet; thence N. 87°56'26" E., 421.51 feet to the point of beginning of lands to be described; thence continue N. 87°56'26" E., 440.00 feet to the east line of the SW 1/4 of the NE 1/4 of said Section 8-31-28; thence S. 01°50'48" E., 249.28 feet along said east line to the SE corner of the SW 1/4 of the NE 1/4 of said Section 8-31-28; thence S. 87°56'26" W., 440.00 feet along the south line of the SW 1/4 of the NE 1/4 of said Section 8-31-28; thence N. 01°56'26" W., 249.28 feet to the point of beginning.

Said parcel contains 109,366 square feet (2.51 acres) and is subject to and benefited by all easements of record.

SECTION 2. Available for Inspection.

A copy of the PUD file and this map amendment shall be permanently on file and open to public inspection in the Office of the Village Clerk two weeks prior to its adoption and after its enactment.

SECTION 3. Ordinances in Conflict.

All other ordinances in conflict herewith be, and the same hereby are repealed.

SECTION 4. Effective Date.

This ordinance shall take effect the date the signed ordinance is filed with the Village Clerk.

SECTION 5. Severability.

If a court of competent jurisdiction adjudges any section, clause, provision, or portion of this ordinance unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.

VILLAGE OF SISTER BAY

By: _____

Nate Bell, President

ATTEST:

Julie Thyssen, Village Clerk

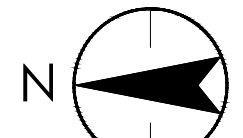
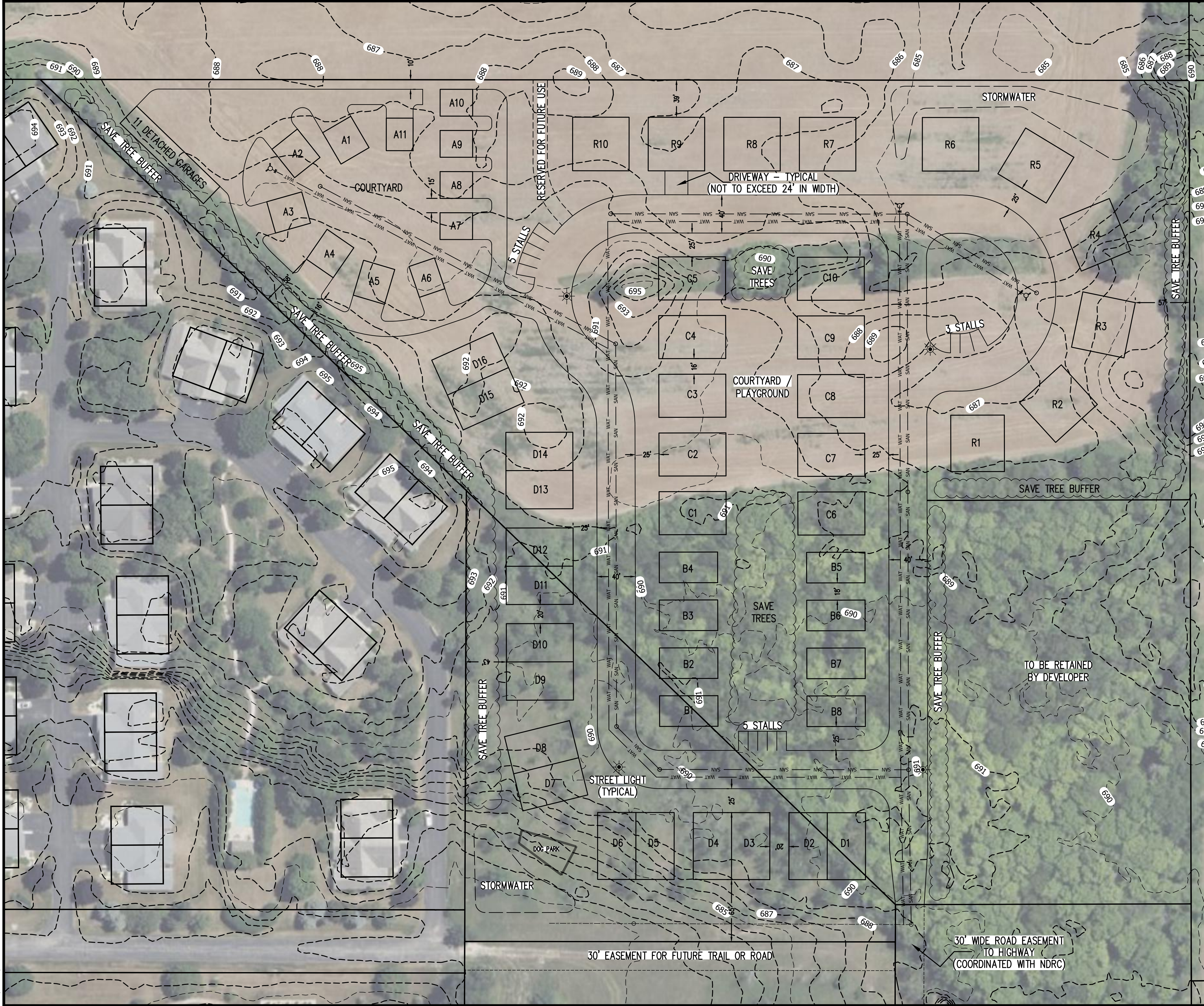
Ayes _____ Nays _____

Filed/Posted: _____

Village Administration Office, 2383 Maple Drive
Sister Bay Post Office, 10685 N Bay Shore Drive
Sister Bay Liberty Grove Library, 2323 Mill Road

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. DIMENSIONS SHOWN ON THIS DRAWING ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 12/01/2025 - 8:57am
Drawing name: \\N:\1938\miscellaneous\Sister Bay CAD\12-2025\Deviley\193808892_DES.dwg
Drawn: Deviley, B. 2025



0 50 100
GRAPHIC SCALE IN FEET

LABEL	QUANTITY	SIZE
A1 - A5	5	34' x 38'
A6 - A11	6	28' x 34'
B1 - B8	8	32' x 61'
C1 - C10	10	45' x 70'
R1 - R10	10	59' x 56'
D1 - D16	8 DUPLEXES 16 UNITS	80' x 70'

DENSITY CALCULATIONS

TOTAL ACREAGE	=	15.0±
TOTAL UNITS	=	55
DENSITY	=	3.67 / ACRE

NOTES:

1. USED 30' REAR AND 10' SIDE SETBACKS.
2. 15' SPACE BETWEEN SINGLE FAMILY.
3. 20' SPACE BETWEEN DUPLEXES.
4. SAVE TREES WHERE SHOWN.
5. SOILS MAPPED > 60" DEEP IN SOUTH 2/3 OF SITE. PONDS SHOULD BE INFILTRATION PONDS.
6. ROAD RIGHT OF WAY = 40 FEET, BACK OF CURB TO BACK OF CURB = 23 FEET, WITH 20' WIDE ASPHALT SURFACE. PARKING TO BE LIMITED BY SIGNAGE TO ONE SIDE OF THE ROAD.
7. REFER TO SEPARATE LANDSCAPE PLAN FOR TREE PLANTING SCHEDULE.
8. STREET LIGHTS TO BE STERNBERG (MAIN STREET SERIES) TYPE S1.

Detached garage building might be reduced in size and number to accomodate a potential dumpster



312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

OVERALL SITE PLAN

DEVILEY

SISTER BAY, DOOR COUNTY, WI 54234

DATE OF ISSUANCE

December 1, 2025

NO REVISION DATE

SURVEY

DRAWN MTA

DESIGNED

CHECKED

APPROVED

PROJ. NO. 190300000

SHEET NUMBER

C001