

**FEBRUARY TOWN FILE REPORT**

<u>SITE ISSUED NAME AND ADDRESS</u>	<u>TAX NO.</u>	<u>SITE AND BUILDER</u>	<u>CONSTRUCTION</u>	<u>DESCRIPTION</u>
/1/17/15 TIMOTHY J & ERIN E DAWIDIUK PO BOX 46 STURGEON BAY WI 54235	024-02-28272634	STURGEON BAY 5712 SILVERDALE	OUTDOOR WOOD-FIRED FURNACE, {28 27N 26E X 12' STORAGE SHED, AND 16' X 12' DECK.	
/03/15 MICHAEL F & KATHRYN A MARTELL 32161 EUPHORIA DR BURLINGTON WI 53105 PHONE: 262-758-0052	026-00-32262314F	UNION 321 BREEZY ACRES ROAD BLDR: NEBEL CONSTRUCTION CO., INC 2/2/15	A SINGLE FAMILY RESIDENCE AS PER PLANS DATED 11/19/14 AND 12/1/14 AND SITE PLAN DATED	32 26N 23E
/1/13/15 CHAUDOIR'S DOCK LLC PO BOX 155 BRUSSELS WI 54204 PHONE: 920-609-5700	026-00-10262322L	3 05 10865 COUNTY N	THE PLACEMENT OF A 12' X 55' MANUFACTURED HOME AND DECK A PER PLANS DATED 10/29/14 AND VARIANCE FILED 1/28/15.	10 26N 23E
/1/21/15 WILLIAM & ELIZABETH JORGENSEN 2062 TOWNLINE RD WASHINGTON ISLAND WI 54246	028-02-35342943A	WASHINGTON 2062 TOWNLINE ROAD	AN 8' X 10' SUNROOM ADDITION AS PER PLANS SUBMITTED TO THE DCPD ON 2/9/15 AND TO COMPLETE THE PORCH ROOF ON THE EAST SIDE OF THE RESIDENCE AS PER PLANS SUBMITTED TO THE DCPD ON 10/2/08.	35 34N 29E
/1/18/15 DAVID A & MONICA J NOVAK 16134 YALTA ST NE HAM LAKE MN 55304	028-20-0105	2043 WASHINGTON HARBOR ROAD A 24' X 35' 4" ONE STORY	DETACHED GARAGE AS PER PLANS SUBMITTED TO THE DCPD ON 2/17/15.	25 34N 29E

**MARCH TOWN FILE REPORT**

<u>DATE ISSUED</u>	<u>NAME AND ADDRESS</u>	<u>TAX NO.</u>	<u>SITE AND BUILDER</u>	<u>CONSTRUCTION</u>
03/17/15	CHRIS & CONSTANCE K LARSEN 1411 N 14TH AVE STURGEON BAY WI 54235 PHONE: 920-495-2532	024-32-0001	2401 S LAKE MICHIGAN DRIVE BLDR: HARBORWOOD BUILDERS	A 12' X 14' DECK AND STAIRS
03/23/15	DAVID BRAUN 781 GATSBY GLEN DR VERONA WI 53593 PHONE: 608-217-2182	024-12-00010	1933 S. LAKE MICHIGAN DRIVE BLDR: VANS LUMBER	A 26' X 46', 3-BEDROOM SINGLE FAMILY RESIDENCE AS PER PLANS DATED 3/16/15.
03/31/15	RONALD LA LUZERNE 2020 COUNTY HIGHWAY U STURGEON BAY WI 54235 PHONE: 920-495-4853	024-20-00013	2020 COUNTY U BLDR: RUSS CIHLAR	A 14'3" DIAMETER GAZEBO AS PER PLANS SUBMITTED TO THE DCPD ON 3/23/15.
03/27/15	ROBERT G PETRIE III 516 MADISON AVE GLENCOE IL 60022 PHONE: 847-533-6563	028-25-0026	2236 GUDMUNDSEN DRIVE BLDR: WASHINGTON WILL HERSCHBERGER BUILDING IN.	A DECK AND NEW LANDING AS PER PLANS SUBMITTED TO THE DOOR COUNTY PLANNING DEPT. ON 3/9/15.



November 17, 2014

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Town of Washington  
c/o Town Clerk  
P.O. Box 220  
Washington Island, WI 54246

RE: Tower Space Lease Agreement dated May 5, 2013 (the "Agreement") between Wisconsin RSA #10 Limited Partnership, d/b/a Cellcom ("RSA #10") and Town of Washington  
Location: 1403 Mountain Road, Washington Island, Wisconsin 54246  
Site Name: Washington Island

Dear Tenant:

Northeast Communications of Wisconsin, Inc. (a/k/a and hereinafter, "Nsight") has commenced a project to consolidate its corporate structure, largely through the consolidation of its wholly-owned subsidiaries (including, among others, RSA #10). On December 1, 2014, RSA #10 will merge with Nsight Tower Holdings, LLC ("NTH"). NTH is and will remain another wholly-owned subsidiary of Nsight. RSA #10 will, however, cease to exist after this project is complete.

Upon and after the December 1, 2014 closing date, NTH shall be the Landlord under our Agreement and its notice and rent payment address will be:

Nsight Tower Holdings, LLC  
Attn: Legal Department  
450 Security Blvd  
Green Bay, WI 54313

-or-

P.O. Box 19079  
Green Bay, WI 54307-9079  
Phone: 920-617-7000  
e-mail: [legal@nsight.com](mailto:legal@nsight.com)

For your convenience, I have enclosed a W-9 form. If you have any questions, please do not hesitate to contact me at (920) 617-7101. Thank you.

Very truly yours,

James W. Lienau

V.P. Corporate Technical Services and CTO

JOHN A. WARD

Attorney at Law

E-mail: jaw.on.wi@gmail.com

Cell Phone: 224-595-2420

April 10, 2015

Valerie Carpenter, Town Clerk and Treasurer  
910 Main Road  
PO Box 220  
Washington Island, WI 54246

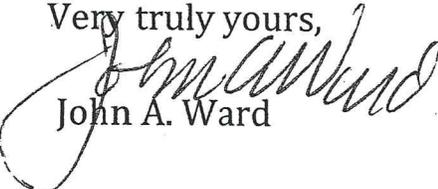
RE: Gift of South Shore Drive Property

Dear Valerie:

I am pleased to be able to deliver to you with this letter the recorded Quit-Claim Deed from the Jones Family Trust, conveying the South Shore Drive property next to the Sand Dunes to the Town of Washington.

If you have any questions please do not hesitate to call or e-mail me.

Very truly yours,

  
John A. Ward

Cc: Jones Family Trust c/o Mrs. G. Richard Jones  
H. Bruce McClaren

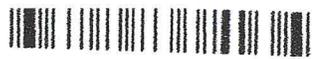
Illinois

600 West Russell Street, Suite 11-109  
Barrington, IL 60010

Wisconsin

PO Box 73, 2290 Main Road  
Washington Island, WI 54246

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED



Recorded  
APR. 1, 2015 AT 12:51PM

CAREY PETERS ILKA  
REGISTER OF DEEDS  
DOOR COUNTY, WI

Fee Amount Paid: \$30.00  
Fee Exempt # 77.25(2g)  
WHZ: W-7

Tract Indexed

Recording Area

Name and Return Address  
John A. Ward  
PO Box 73  
2290 Main Road  
Washington Island, WI 54246

028-03-18333041D  
Parcel Identification Number (PIN)

This is not \_\_\_\_\_ homestead property.  
(is) (is not)

Document Number

Document Name

**THIS DEED**, made between KATHARINE M. JONES AND BENJAMIN R. JONES, CO-TRUSTEES OF THE FAMILY TRUST UNDER THE G. RICHARD JONES REVOCABLE LIVING TRUST AGREEMENT DATED JULY 12, 1984, AS AMENDED AND/OR RESTATED ("Grantor," whether one or more), and THE TOWN OF WASHINGTON, COUNTY OF DOOR, STATE OF WISCONSIN ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, situated in the Town of Washington, County of Door State of Wisconsin, to-wit:

A tract of land located in Government Lot One (1) of Section 18, Township 33 North, Range 30 East, Town of Washington, Door County Wisconsin, described as follows:

See Exhibit A attached hereto and incorporated herein

Together with all rents, profits, fixtures and other appurtenant rights and interests thereunto belonging in the Town of Washington, County of Door, State of Wisconsin.

Dated MARCH 21, 2015

Katharine M. Jones (SEAL)

\*KATHARINE M. JONES, CO-TRUSTEE OF THE FAMILY TRUST UNDER THE G. RICHARD JONES REVOCABLE LIVING TRUST AGREEMENT DATED JULY 12, 1984, AS AMENDED AND/OR RESTATED

\_\_\_\_\_(SEAL)

B. R. Jones (SEAL)

\* BENJAMIN R. JONES, CO-TRUSTEE FO THE FAMILY TRUST UNDER THE G. RICHARD JONES REVOCABLE LIVING TRUST AGREEMENT DATED JULY 12, 1984, AS AMENDED AND/OR RESTATED

\_\_\_\_\_(SEAL)

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

John A. Ward, Wisconsin Bar No. 1058355

**ACKNOWLEDGMENT**

STATE OF MICHIGAN )  
OAKLAND COUNTY ) ss.

Personally came before me on MARCH 21, 2015

The above named KATHARINE M. JONES and BENJAMIN R. JONES, CO-TRUSTEES, OF THE FAMILY TRUST UNDER THE G. RICHARD JONES REVOCABLE LIVING TRUST AGREEMENT DATED JULY 12, 1984, AS AMENDED AND/OR RESTATED, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Karen E. McLean

Notary Public, State of Michigan  
My Commission (is permanent) (expires: 1-26-2021)

Seal  
Affixe

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED  
\* Type name below signatures.

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

## EXHIBIT A

A tract of land located in Govt. Lot 1, Section 18, T. 33 N. R. 30 E., Town of Washington, Door County, Wisconsin, described as follows: Commencing at an iron pipe marking the Northwest corner of said Govt. Lot 1, thence East 276.45 ft.; thence South 628.60 ft. to the center of the Town road known as South Shore Drive, the place of beginning, thence South 34.02 feet to a stake on the Southedge of South Shore Drive, thence continue South a distance of 529.65 ft., to a stake on the shores of Lake Michigan, thence N. 67°09' E., along the shores of Lake Michigan 200.00 ft., thence North 547.11 ft., to a stake on the South side of South Shore Drive, thence continue North 25.53 feet to the center of South Shore Drive thence along the center of South Shore Drive S. 78°20' W. a distance of 121.77 feet, thence continue along the center of South Shore Drive S. 47°18' W., a distance of 88.50 ft., to the place of beginning. Containing 2.2 acres and including all riparian rights appurtenant thereto.

JOHN A. WARD

Attorney at Law

E-mail: jaw.on.wi@gmail.com

Cell Phone: 224-595-2420

Door County Wisconsin Register of Deeds  
421 Nebraska Street  
Sturgeon Bay, WI 54235

Attention: Mary Leist

Friday, March 27, 2015

Re: Recording Deed

Dear Mary:

Enclosed for recording is a Quit Claim Deed dated March 21, 2015, executed by the Co-Trustees of the Jones Family Trust. The Deed conveys Tax Parcel No. 028-0318333041D to the Town of Washington.

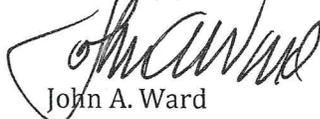
Also enclosed is a check in the amount of \$30 in payment of the recording fee. eRETR Receipt 3H7R6 is also enclosed showing no transfer tax due.

Please return the recorded document to Valerie Carpenter at the Town Office, 910 Main Road, Washington Island, WI 54246.

If you have any questions or require anything further to record this Deed, please do not hesitate to contact me by mail, telephone or e-mail.

Thank you in advance for your usual prompt attention to this matter.

Very truly yours,



John A. Ward

Enclosure

Cc: Jones Family Trust c/o Katharine Jones  
Bruce Mc Claren  
Valerie Carpenter, Town of Washington

Illinois

600 West Russell Street, Suite 11-109  
Barrington, IL 60010

Wisconsin

PO Box 73, 2290 Main Road  
Washington Island, WI 54246



**AMENDATORY ZONING ORDINANCE 2015 - 02  
VARIOUS "CLEAN-UP" ZONING ORDINANCE TEXT AMENDMENTS**

**DOOR COUNTY**

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BRANN	X		
BUR	X		
ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GUNNLAUGSSON	X		
HAINES	X		
HALSTEAD	X		
KOCH	X		
KOHOUT	X		
LIENAU	X		
MEYER			X
MOELLER	X		
NEINAS	X		
O'CONNOR	X		
RUNQUIST	X		
SCHULTZ	X		
SITTE	X		
VIRLEE			X
ZIPPERER	X		
	19	0	2

1 The Door County Board of Supervisors, pursuant to Section 59.69(5)e, Wisconsin  
2 Statutes, does hereby ordain amendments to various sections of the Door County  
3 Zoning Ordinance regarding various provisions of the Door County Zoning  
4 Ordinance to read as follows:

5  
6  
7 *See Attachment A, Incorporated by reference herein as if fully set forth.*  
8

9  
10 Pursuant to Section 59.69(5)(e)6, Wisconsin Statutes, this ordinance shall become  
11 effective upon passage.

**SUBMITTED BY:  
Resource Planning Committee**

*Kenneth Fisher*  
Kenneth Fisher, Chair

*David Enigl*  
David Enigl

*Susan Kohout*  
Susan Kohout

*David Lienau*  
David Lienau

*Don Sitte*  
Don Sitte

**BOARD ACTION**  
Vote Required: Majority Roll Call Vote of a Quorum

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Motion to Approve Adopted  Defeated

1st *Fisher* Defeated

2nd *Lienau*

Yes: *19* No: *0* Exc: *2*

Reviewed by: *[Signature]*, Corp. Counsel

Reviewed by: \_\_\_\_\_, Administrator

**Certification:**

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of an ordinance that was enacted on the 24<sup>th</sup> day of March, 2015 by the Door County Board of Supervisors.

*Jill M. Lau*  
Jill M. Lau  
County Clerk, Door County

**COUNTERSIGNED**

*Dan Austad*  
Chairman, Dan Austad  
Door County Board of Supervisors

Effective Date March 24, 2015

**Zoning Ordinance Text “Clean-Up” Amendments**

*Note: All amendments are shown in red font. Items with “strikethrough” are to be deleted.*

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1.12 Withdrawal by zoned towns. Pursuant to s. 59.69(5)(d), Wis. Stats., a town board may ~~petition the Door County Board of Supervisors to withdraw from county zoning jurisdiction within a year of a “comprehensive revision” to this Ordinance, except that, pursuant to s. 59.692, Wis. Stats., a town's shorelands shall not be withdrawn from this Ordinance. Such withdrawal shall require approval by the Door County Board of Supervisors and shall be effective immediately upon passage of the approval motion.~~

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2.07 Temporary uses.

(3) Temporary uses shall meet all setback and yard requirements of sections 3.02(3)(a) and (b), tables of general requirements, 3.05, roads, 3A.04, navigable water, and 5.10, wetlands, of this Ordinance.

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4.08(9) Secondary Dwelling Unit requirements.

(h) Detached secondary dwelling units shall be subject to the following sections of 3.12, Accessory structures, as applicable:

(5), (6) (a), (6) (b)1., (6) (b)2.a., (6) (b)2.b.,

(6) (b)2.h., (7) (a), and (7) (c).

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6.03(3) (b) Correct an item in the “Commentary” section:

Commentary: Thus, for a conservation subdivision in an SF20 district... the percentage to be preserved as open space would be at least 30~~35~~%...

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11.07 Appeals.

(2) Processing an appeal.

(a) Petitions for appeals shall include:

3. The decision being appealed and the grounds claimed for the appeal.  
~~The burden of proof at all times remains with the appellant. (Move struck sentence to section 11.07(2)(d), adding the language shown below.)~~

(c) For appeals of Zoning Administrator or Planning Director decisions, or Resource Planning Committee decisions other than conditional use permit application decisions, ~~the~~ Door County Planning Department shall forthwith transmit to the Board of Adjustment the appeal and all the documents constituting the record upon which the action appealed from was taken. For appeals of Resource Planning Committee conditional use permit application decisions, the Door County Planning Department shall forthwith transmit to the Board of Adjustment the appeal, the conditional use permit application in question, and any supplementary materials developed by Planning Department staff regarding the conditional use permit application.

(d) Public hearing. The Board of Adjustment shall hold a public hearing in accordance with s. 59.694, Wis. Stats., and after a public notice has been given as provided in s. 11.09(1), notice for public hearings. At the hearing any party may appear in person or by agent or attorney. The burden of proof at all times remains with the appellant, except that in appeals of Resource Planning Committee conditional use permit decisions, the Board of Adjustment will conduct a "de novo" hearing, meaning that the conditional use permit applicant has the burden of proof.

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Delete section 11.08(4)(b):

~~(b) Conversion Fee. The person who petitions Door County to rezone properties out of the Exclusive Agricultural zoning district, shall pay the County of Door a conversion fee as specified in Section 91.48(1)(b), Wis. Stats.~~

~~(Added: 30 September 2010, Ord. No. 2010-13)~~

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Delete the definition of "farm consolidation" found in s. 13.02:

~~Farm Consolidation: The combination of 2 or more farms to create a smaller number of farms. (Added: 28 March 2000, Ord. No. 05-00)~~

Amend the definition of "setback" found in s. 13.02:

**Setback:** The minimum horizontal distance from the centerline of a road, or from the edge of the right-of-way of a road, or from the ordinary high water mark or wetland boundary to a structure or use.



**DOOR COUNTY**

**AMENDATORY ZONING ORDINANCE 2015 - 01  
ZONING ORDINANCE TEXT AMENDMENTS REGARDING  
VARIOUS SHORELAND ZONING PROVISIONS**

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BRANN	X		
BUR	X		
ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GUNNLAUGSSON	X		
HAINES	X		
HALSTEAD	X		
KOCH	X		
KOHOUT	X		
LIENAU	X		
MEYER			X
MOELLER	X		
NEINAS	X		
O'CONNOR	X		
RUNQUIST	X		
SCHULTZ	X		
SITTE	X		
VIRLEE			X
ZIPPERER	X		
	19	0	2

1 The Door County Board of Supervisors, pursuant to Section 59.69(5)e,  
 2 Wisconsin Statutes, does hereby ordain amendments to various sections of  
 3 the Door County Zoning Ordinance regarding various shoreland zoning  
 4 provisions of the Door County Zoning Ordinance to read as follows:  
 5

6  
 7 *See Attachment A, incorporated by reference herein as if fully set forth.*  
 8

9  
 10 Pursuant to Section 59.69(5)(e)6, Wisconsin Statutes, this ordinance shall  
 11 become effective upon passage.

**SUBMITTED BY:  
 Resource Planning Committee**

*Kenneth Fisher*  
 Kenneth Fisher, Chair

*David Enigl*  
 David Enigl

*Susan Kohout*  
 Susan Kohout

*David Lienau*  
 David Lienau

*Don Sitte*  
 Don Sitte

**BOARD ACTION**

Vote Required: Majority Roll Call Vote of a Quorum

Motion to Approve      Adopted       Defeated

1st Fisher

2nd Sitte

Yes: 19      No: 0      Exc: 2

Reviewed by: [Signature], Corp. Counsel

Reviewed by: \_\_\_\_\_, Administrator

**Certification:**

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of an ordinance that was enacted on the 24<sup>th</sup> day of March, 2015 by the Door County Board of Supervisors.

*Jill M. Lau*  
 Jill M. Lau  
 County Clerk, Door County

COUNTERSIGNED  
*Dan Austad*  
 Chairman, Dan Austad  
 Door County Board of Supervisors

Effective Date March 24, 2015