

TOWN OF LIBERTY GROVE PUBLIC MEETING

Parks & Property Meeting

Date: May 13, 2025

Time: 9:00am

Place: Town Hall, 11161 Old Stage Road

Agenda:

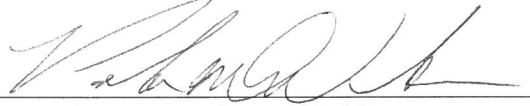
1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 2/11/25
5. Public input
6. Disc Golf site analysis report
7. Status of current projects, including
 - a. Garrett Bay launch area
 - b. Mariner Park
 - c. Equipment-less Boat Cleaning signs
8. Correspondence
9. Future meeting date(s)
10. Adjourn

All agenda items will include discussion and possible action.

**Report items will not be discussed or voted on.*

Deviation from listed order may occur.

Audience members must ask for permission, during "Public input," to speak on agenda items.



Pamela Donart-Welcome, Clerk/Treasurer

Members of the Town Board or any other Town Committee, who are not members of the body whose meeting agenda is published in this notice, are entitled, as any other citizen of the Town of Liberty Grove, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended, and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town Committee or Board.

DRAFT
(subject to change until final approval by the Committee)
Town of Liberty Grove
Minutes of the Parks & Property meeting on February 11, 2024

Agenda:

1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 1/14/25
5. Public input
6. Status of current projects:
 - a. Equipment-less Boat Cleaning signs
 - b. Mariner Park update
 - c. Disc Golf Course
 - d. Stall Mats at Garrett Bay
 - e. Little Sister Cemetery maintenance & new sign
 - f. Consideration of CIF Grant Application for bathroom roof replacements
7. Correspondence
8. Future meeting date(s)
9. Adjourn

Chairman Ward called the meeting to order at 9:00am. Committee members Paul Schwengel, Sylvann Welcome, and Hope Bogenshutz were present. Mike Repp was excused absent. Administrator Kalms, and Clerk/Treasurer Pamela Donart-Welcome were in attendance along with one member of the public.

Ward moved, Schwengel seconded to approve the agenda as posted. **Carried 4 - 0**

Ward moved, Welcome seconded to approve the 1/14/25 minutes as corrected (for a typo in the meeting start time). **Carried 4 - 0**

Public input: Chris Fye of 12530 Cedar Dell Ln spoke on suggestions for improving the Town's silent sport launch area at Garrett Bay to make it easier for users to walk to the water's edge.

Ward moved, Bogenshutz seconded to recommend the Town Board approve the purchase of 10 poly-metal signs providing instructions for cleaning invasive aquatic species from watercraft at a cost of no more than \$600.00. **Carried 4 - 0**

Ward reported that the Town Board approved a quote from North Star Environmental Testing, LLC to test for hazardous materials including asbestos & lead paint in the buildings and the donated fishing boat at Mariner Park. They plan to start the testing by the end of February 2025.

Ward moved, Welcome seconded to recommend to the Town Board to authorize a site visit from a Disc Golf course designer as soon as February 24th. **Carried 4 - 0**

Chairman Janet Johnson reported that the Town Board recommends the Parks & Property Committee explore options other than using a stall-mat type product on the stone beach at Garrett Bay launch area to address difficulty walking to the water's edge. Town resident Chris Fye offered to help research other options.

Welcome moved, Ward seconded to recommend the Town Board authorize the purchase of a Little Sister Cemetery sign to be made by Reinhold. **Carried 4 - 0**
The proposed sign was designed by Pat Creed and will match the signs of the other Liberty Grove cemeteries and parks.

Administrator Kalms reported that he is waiting on a price quote for roof replacement on the three Town Park restroom buildings, before moving forward on a CIF Grant application.

Correspondence: Ward reported that she emailed a "thank you" to Rachel Stollenwerk for the \$500 check from Gobble Wobble proceeds gifted to the Town for use in the support and ongoing maintenance of the Town Parks.

Future Meeting(s): The next meeting was scheduled for March 11, 2025 at 9:00am.

Ward moved, Schwengel seconded to adjourn at 10:31am. **Carried 4 - 0**

Respectfully submitted,
Pamela Donart-Welcome, Clerk/Treasurer

Pending approval at next meeting.



Site Assessment: # DGC-510

RISK AND SUSTAINABILITY ASSESSMENT:

Disc Golf Site Evaluation

REPORT VERSION: 1.0

Project Title: Town of Liberty Grove DGC-510

Detailed Site Assessment Report

Project No: DGC-510

Report Ref: 032425TILDGC

Status: Complete

Client: Town of Liberty Grove

Client Details:

Sylvan Welcome

Town of Liberty Grove

11161 Old Stage Rd.

Sister Bay, WI 54234

Issued By:

Essential Discs

2611 Fairfax Rd

Lansing, MI 48910

Prepared by: Larry Leonardi

Date: 03/31/2025



Limitation

The limitations of these site visits were the following:

This site assessment was conducted to get a general feel of the site overall. Not every acre within the park was explored as part of this assessment. Some areas within the park contain dense and/or down foliage, which, for the purposes of this report, were not investigated.

Executive Summary

This report is a summary of the site visit conducted on March 24, 2025. The intent of this visit was to determine the viability of the Town of Liberty Grove as a site for a future disc golf course. If this site is viable, determine what skill level, of course, would be best designed at this site for safety and sustainability.

Introduction

Larry Leonardi is the senior disc golf course designer at Essential Discs and the Author of the book Introduction to Disc Golf Course Design. He is registered as a senior designer with the Disc Golf Course Designer's Group. Larry has certificates in agriscience and horticulture from a technical institution and a Bachelor of Science in Geology and Biology from Western Michigan University. He spent 10 years working as a geologist and environmental health consultant and another 3 as a utility forester.

He has been disc golfing since 2006 and has played over 1,000 courses in 23 states. Larry has run over 60 tournaments including more than 10 on temporary courses. After studying under senior course designers for 8 years, Larry designed his first permanent course in 2016 and continues designing safe, top-rated courses. Over 100 holes on various courses have been modified at his direction for safety, sustainability, and creating a scoring spread.

In 2021, Larry was awarded the title of Senior Disc Golf Course Designer by the Disc Golf Design Group which is considered the authority on designing and building courses. The Disc Golf Course Designer's Group is the group that advises the Professional Disc Golf Association on their course design guidelines.

BACKGROUND INFORMATION

Liberty Grove Property: DGC-510

Liberty Grove Property is a site that is landlocked behind the Maritime Museum and Gill's Rock park. It is approximately 8.7 acres of wooded land with a small pass-through path. This site was identified by the town as a site to place a disc golf course to expand their recreational offerings.



PROJECT OBJECTIVES

Liberty Grove Property was identified as a site for a potential disc golf course. If the site is suitable for a disc golf course, determine what skill level of course, and what number of holes would be best designed at this course to make the greatest use of land.

SCOPE OF WORK

Conduct a site visit at Liberty Grove Property and produce a report compiling what size and skill level of disc golf course it could support, if any. If this site can support a course, based on our recommendations, provide estimated costs for potential design, equipment, and anticipated installation costs.

SKILL-BASED DESIGN

Disc golf courses are designed for different skill-level classes. Similarly to a golf course that has different colors on the teeing area, disc golf designers will reference colors as a standard. At the most elite levels of the game, there are Black level courses for which design guidelines have not been officially set and recognized by the Professional Disc Golf Association (PDGA). But we recognize this skill level to be designed for players at or above 1030 rated. These are considered touring pros with an accurate throwing distance between 450-500 feet. They are expected to be able to get a 2 or better on anything within 250 feet.

Gold-level courses are designed for players at or near a rating of 1000. These types of players are consistent at throwing over 400 feet with accuracy and are expected to get a 2 or better on anything within 220 feet.

Blue-level courses are designed for your Advanced level amateurs or players rated 935+. They are expected to be able to accurately throw 350 feet and make a 2 or better for anything within 165 feet.

White-level courses are designed for your intermediate-level amateurs or players rated 900+. They are expected to be able to throw 300 feet and make a 2 or better for anything within 140 feet.

Red-level courses are designed for your Recreational level amateurs or players rated 850+. They are expected to be able to throw 250 feet and make a 2 or better for anything within 120 feet.

Green-level courses are designed for your beginning-level amateurs or adult players just starting. They are expected to be able to throw 200 feet and make a 2 or better for anything within 100 feet.

Purple-level courses are designed for kids and the elderly. They are expected to be able to throw 150 feet and make a 2 or better for anything within 50 feet.

In designs with multiple tees or baskets, multiple skill levels are designed into the course. This allows for greater sustainability, an increased fun factor, and allows for players to build different skills as they continue to grow and progress.



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SITE VISIT OVERVIEW

Liberty Grove Property

On this site, there is a wooded area that can be used for recreation. The trees consist of a mix of hard and softwood species with scattered bouts of density. Most areas are extremely dense. There is a public walking trail that starts behind the playground at Gill's Rock park and continues through to another landlocked parcel. This trail is maintained by a local snowmobile club.





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Photos from site visit 03/24/2025 Taken by Larry Leonardi

SAFETY AND ENVIRONMENTAL SUSTAINABILITY CONCERNS

Liberty Grove Property

When reviewing this property the following safety and sustainability concerns were noted. There is a public walking trail that traverses through the property that would need to be accounted for in the design due to the risk for potential errant throws.

There is a fenced in property to the south and other adjacent properties with no physical barriers. If these areas are not accounted for could lead to issues with the neighbors.

There is a road to the north of the property. Although there is a barrier wall of trees, if not designed to mitigate the risk or throws getting to the road, people will find a way.

To the west of the property there is a playground. Any basket that is part of the design needs to be more than 100 feet from the playground to mitigate risk of accidental throws going into that area. This does not include a practice basket.

ACCESSIBILITY

With the current layout of the site, the course would need to be accessed through the Maritime Museum and/or Gill's Rock park.



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The recommendation would be that there would be a parking lot near the practice basket or first hole. This way the walk from car to course is minimal and the course would be easily visualised by the general public.

SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

SUMMARY AND CONCLUSIONS

When looking for the best place to put courses, designers look for three major elements: trees, elevation changes, and water. The Liberty Grove Property has minor elevation changes and plenty of trees. This will allow variation in the design so that the course can become fun while still being family-friendly. Although this would not be a destination course, it could be designed in such a way to encourage community engagement activities and potentially hold events such as clinics or leagues or kids and teenagers.

We have identified this site as one area that could be turned into a multi-tee, red/purple level 9-hole course. What this means is these spaces allow enough space to create a course that would satisfy the needs for most players of average skill along with beginners and kids while still catering to the casual everyday Joe.



Figure 1: Liberty Grove Property Expected design area.

RECOMMENDED WAY FORWARD

There are six 18-hole disc golf courses within an hour drive of Liberty Grove Property. However, none of them are kid-friendly. A course at this location would be serving an underserved part of the community as a whole, being designed with youth in mind.

Recommended: We recommend that an 9-hole red/purple-level disc golf course be designed by a single professional designer. The designer may have others under them, but there should be one single qualified professional designer who is leading the project and is guiding the installation processes.

Any course at this property should address the safety concerns mentioned in this document either by signage or distance mitigation. Before planning, a survey of the



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property should be conducted so that any designer understands the bounds and scope of official work as there are no fences in the wooded acreage.

This course should have at least two (2) different sets of tees for different skill levels of play. These different tee positions should be different enough that they are not just shorter versions of the longest tee position, but instead, each tee should present its own unique set of challenges. This way as players progress in skill they will be presented with new challenges which will keep your park interesting. Also, for players at the uppermost echelon of the game, having different shorter looks will make your course a place where they will want to come to practice their various skills or even be content playing a shorter tee to play with less skilled friends. Having two sets of tees will allow people to play your 9-hole course as an 18-hole course which will generate more traffic to the property from locals and visitors.

The shortest of these tees should be geared specifically towards the young and the elderly who are unable to attain great distances. For many players, these shorter shots would be Par 2, but for the youngest and oldest of players the variation of skillful play while not taking 10 throws to get there is something that helps build confidence in the game and keep them coming back.

Respectfully submitted,

Larry Leonardi, Senior Disc Golf Course Designer
Essential Discs
Enc Estimates

Date: 03/31/2025

April 19, 2025

Invoice No. 031925-2



Quote

Prepared for the Town of Liberty Grove, WI • Design Estimate DGC-510
Attn: Sylvann Welcome : tlibertygrove@gmail.com : PO:N/A

DESCRIPTION OF WORK	QTY/HRS	UNIT PRICE	SUB TOTAL
Field review and GPS plotting of two teeing areas and one basket position for each hole. Measurements using GPS and Laser Range Finder. course designed for safety, sustainability, and flow for a 9-hole disc golf course.	9-Hole Disc Golf Course Design	Flat fee	\$10,000
Create a .KMZ map file for use with Google Earth online.	1	INCLUDED	
Review and redesign the proposed course one additional time making small changes to compensate for concerns before implementation.	1	INCLUDED	
Stake out Teeing area and basket locations (1 basket area 1 adult teeing area, 1 kids teeing area per hole)	36	INCLUDED	
Oversee the implementation of the site plan. Through marking, onsite review, or other appropriate methods.	1	INCLUDED	
Inclusion in the main Disc Golf directories (Discgolfcoursereview, DGscene, Udisc, PDGA)	1	INCLUDED	
Site evaluation weekend. (9 temp holes are erected on-site and feedback is gathered from the community. Adjustments to the design made if needed.)	1	INCLUDED	
Ongoing course support for the life of the course and park	*	INCLUDED	
Grand Opening Weekend Celebration, where we will come and give disc out to the public and encourage participation to play at the course.	1	INCLUDED	
Discount -\$600 for initial site visit fee		Total	\$9,400

PAYMENT TERMS:

Worked on P.O. Due upon Grand Opening

Make checks payable to:

Essential Discs
2611 Fairfax Rd
Lansing, MI 48910

Pay with credit card through paypal at with a 3% convenience fee orders@essential-discs.com

ACH:

Acct: 513982673
Routing: 072000326

Estimate:

This estimate is for designing a 9-hole disc golf course.

Essential Discs does not install, remove, or modify land, teeing areas, benches, or trees. This is completed through oversight of the installation crews.

This estimate is meant to provide real and expected costs for installing a disc golf course and includes Not to Exceed estimates for each element. Please find additional considerations below.

When quoting this project our understanding of the scope is as follows:

These 8 acres of usable land could host a 9-hole red-level disc golf course. A red-level design is considered recreational-level competition and disc golfers around 800 rated would score an average of par 27. Likewise, to get the best experience possible and bring in families, it is suggested to have purple skill-level tees in addition to the red-level tees. These lower-skilled tees can be a simple 4x4" board used as a tow kick to designate the front to the tee and simple signage to designate the tee location.

An 18-hole course makes your park a destination location, allows for tournament play, and will draw players from local clubs and families to use regularly. While a 9-hole course will encourage your residents to get out and active within the confines of your park. Having tees that encourage youth participation will add an element that many other courses do not have and allow the next generation to grow up in your park.

When designing this course for a 9-hole course, we would create a design that utilizes the majority of the area allowed while maintaining safety standards, fun, and flow

Two practice baskets are suggested so that players can warm up between the baskets, locals can use the basket area to practice and improve their skills, or casual park users can use the baskets and a game similar to cornhole and throw back and forth between them. However, a minimum of one basket clearly marked designation of "Practice Area" as such is important for visualization and safety

Essential Discs takes a safe and sustainable approach to course design. This means that during our planning process, we use a formulaic approach to safety using known statistics and margins of throwing error to design fairways. Likewise, we use good forestry management principles when deciding which trees and brush should be removed for fairways. Essential Discs avoids removing trees over 4" DBH where possible and when needed, Essential Discs is selective.

The design process alone for this course would be expected to take 1-3 months at a minimum due to the complex nature of the land that will be used, more specifically, the brush/tree density. After the design process, the course would take 1-2 months of installation which would vary based on weather, tree density, and schedules between the designer and installation team.

Additional potential costs to consider:

Installation of Benches - \$300 each Suggested one every 3 holes minimum

Rental of a wood chipper to mulch brush removed.

Garbage cans and regular trash removal - \$25 - \$300 per hole

Signs (Overview, hole signs, navigation, caution.) - \$50-\$500 each

Teeing location material - (Concrete suggested) - \$600-\$1000 per tee

The Grand Opening:

Essential Discs will bring discs to the course for a grand opening to give away. We would invite students, local players and clubs, local media, and disc golf YouTubers. During this event, we would host a clinic so new players can understand the basics of playing the game. Grand opening events typically last between 30 minutes and 3 hours.