

## TOWN OF LIBERTY GROVE PUBLIC MEETINGS

### Plan Commission

**Date: Wednesday, June 9, 2021**

**Time: 7:00 PM**

**Place: Town Hall, 11161 Old Stage Road**

### Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 5/25/21
5. Public Input
6. Consider defining buffer zones for Town Campground Overlay
7. Consider list of discussion items for transient operations to include, but not limited to the following: food trucks, peddling taverns, etc.
8. Correspondence
9. Future meeting dates
10. Adjourn

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Anastasia Bell, Clerk/Treasurer

***\*Deviation from posted order may occur\****

***\*Audience members must ask for permission, during public input, to speak on topics they wish to address\****  
*Members of the Liberty Grove Town Board or any other Liberty Grove 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.*

**Town of Liberty Grove**  
**Minutes of the Plan Commission meeting on May 25, 2021**

(This meeting was correctly posted)

**Agenda:**

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 5/12/21
5. Public Input
6. Consider conditional use application: Chris Church – parcel 018-01-02312822B, establish Home Business (Auto Repair Shop) on the property
7. Consider variance application: Larry Blagdon, setback from a side property line, parcel 018-03-18322943C
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:01pm. Commissioners Cathy Ward, Paul Bokelmann, Dan Watts, and Paul Schwengel were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell and 2 members of the public via teleconference (Zoom). Commissioners Anne Miller and Bill Surbaugh were absent.

**Bokelmann moved, Ward second** to approve the agenda as posted. Passed 5-0.

**Schwengel moved, Bokelmann second** to approve the 5/12/2021 minutes as presented. Passed 5-0.

**Public Input** – None.

**CUP Application: Church 018-01-02312822B** – Chris Church, applicant, indicated that his intention is to continue assisting the Community with auto repair business after his parents retire in September. Letter from Marlene Logerquist was read into the record and is attached to these minutes, no expert testimony was provided. Schwengel stated there are other businesses in the area, and this could fit in as long as the parking does not become excessive. Church replied that he will be the only mechanic. The goal is to only have vehicles on premise for the day the work is done. He also indicated he would be willing to install screening if requested. Ward indicated this could fit the location and there will be a need for this service. Goss noted home businesses are allowed in heartland zones and the RPC may request screening. **Goss moved, Schwengel second** to recommend to the RPC support for the CUP application Chris & Melanie Church for a home business (auto repair) on parcel 018-01-02312822B. Passed 5-0.

**Variance application: Blagdon 018-03-18322943C** – Larry Blagdon, applicant, indicated that he is anticipating retirement and would like to continue his hobby of restoring cars at his property. The property is unique because it is only 104 ft wide which limits space for a structure of this size. The hardship is that he would need to build within the natural woodlands in order to meet current setbacks instead of expanding the structures currently on the property. There is no harm to the public as the house is the only structure visible from the road. Goss stated that there will be no harm to the public but the other two criteria are not met for a variance application. The physical limitations of the property do not prevent this structure from occurring, there is 64 feet of buildable space in other areas within the current setbacks. There is not unnecessary

hardship because the physical characteristics of the property would allow the desired structure to be located elsewhere. Blagdon reiterated that this plan shows his attempt to accomplish this building without woodland disruption. Schwengel noted that this building would be the joining of the other buildings instead of building a new structure on the property. Bokelmann noted that buildings cannot be closer than current buildings and the forest may be a unique limitation. Ward stated that joining the buildings would be better stewardship of the property. Watts asked how the setbacks would apply since the other buildings are already too close to the property edge. Goss noted that the woodlands are not a limitation, acceptable limitations are wetlands, steep slopes, or narrow properties and this request needs to be reviewed separate from other buildings on the property because variances do not create precedence. **Ward moved, Goss Second** that the Liberty Grove Plan Commission recommend approval of the variance petition for Larry Blagdon's parcel 018-03-18322943C. Although the variance petition does not satisfy "unnecessary hardship" and "unique physical limitations of the property" which are two of the criteria for evaluating "area" variance petitions, the Liberty Grove Plan Commission believes the current request and accompanying plan fulfill an overriding public interest in preserving the natural woodlands of the property. Roll call with Bokelmann, Schwengel, Ward, Goss, and Watts voting aye, no Nays. Passed 5-0.

**Correspondence** – None.

The next meeting will be Wednesday, June 2, 2021 at 7:00pm in-person.

**Bokelmann moved, Schwengel second** to adjourn at 8:18pm. Passed 5-0.

Respectfully submitted,  
Anastasia Bell, Clerk/Treasurer

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May 15, 2021

Dear Door County Planning Commission,

I received your letter about Chris Church's parcel #018-01-02312822B where he is applying for a conditional use permit to establish a home business (Auto Repair Shop).

It is my understanding that the Plan Commission has worked very hard for years to protect the districts and have done everything they can to not spot zone. It really isn't fair to be in Heartland-5 zoning thinking it will stay that way, then something like this happens. He should buy where it is zoned for commercial. We all know that the Auto Repair Shop will have many cars in the yard and that should not be happening in the Heartland-5 zone. This will devalue my residential property adjacent this business and should not be allowed.

Please know that I object to the conditional use permit for an Auto Repair Shop adjacent to my property.

Sincerely,

Marlene Logerquist  
1581 Hill Road  
Sister Bay, WI 54234

## **Liberty Grove Campground Overlay**

### **Section 1. Intent.**

This ordinance is hereby enacted in order to promote the health, safety and general welfare of the citizens of Liberty Grove. Identified areas of concern include, but are not limited to:

- Maintaining the rural nature of the Town
- Controlling campground density while balancing the rights of property owners
- Recognizing unique karst topography and the relationship to protecting groundwater resources
- Protecting areas of natural importance such as Dark Sky, Ramsar, Mink River Estuary and other sites of local/county/regional/state/federal and international importance.

### **Section 2. Definitions.**

Definitions other than enumerated in this ordinance refer to Door County Amendatory Ordinance 2019-08. In the absence of any definition in the most recent version of the Door County Comprehensive Zoning Ordinance definitions, then reference is made to ATCP § 79.03.

**Buffer Zone Borderline** - A borderline determined by a land survey using a measurement that is offset a specified distance from the aforementioned areas of concern.

**Wilderness Campground** – Is an area for non-wheeled camping accommodations on walk-in sites accessible from a single main trail for tent or under-the-stars camping.

**Wilderness Campground Buffer Zone** - An area intended to protect environmentally sensitive features specified in this ordinance extending a minimum of 1,000 feet outward from the aforementioned areas of concern.

### **Section 3. Application and Specifications.**

**Campground Design** – A campground developer approaching a "final" design approval by the Door County Department of Land Use Services shall submit said design to the Town of Liberty Grove in order to comply with the Town's Campground Ordinance. A concept review is recommended and encouraged by the Town of Liberty Grove Plan Commission before Land Use Services is contacted.

**Wilderness Campground** – Only wilderness campgrounds will be permitted within a “Wilderness Campground Buffer Zone”.

- a. **Trails in Wilderness Campgrounds** - main trails to campsite areas shall be no greater than 8' wide and shall be pervious.
- b. **Parking** - Spaces shall be equal to 1.5 times the number of sites on property and be located adjacent to the main office or entrance area.
- c. **Utilities** - Flush toilets, hand-washing and potable water facilities shall be provided in common areas deemed suitable by Land Use Services and the Door County Sanitarian. Utilities shall not be provided at any wilderness camp sites.

- d. **Campfires** – One campfire ring not to exceed 3' in diameter is allowed for each site.
- e. **Lighting** – Wherever lighting is required by law, downcast lighting shall be used.
- f. **Motorized and/or wheeled camping units** – are not permitted in the **Wilderness Campground Buffer Zone**

**Vegetative screening of all classifications of campgrounds**

- a. Screening should consist of vegetation that will visibly block the campground as well as mitigate noise from the surrounding neighboring properties.
- b. Vegetative screening shall be in accordance with wildlife corridor management per Wisconsin DNR Land Legacy Report.
- c. Vegetative screening is recommended to be 2 to 3 rows running parallel to each other with vegetation planted in a staggered pattern.