

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Wednesday, July 14, 2021

Time: 7:00 PM

Place: Town Hall, 11161 Old Stage Road

****Amended** Agenda:**

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 6/9/21
5. Public Input
6. Consider conditional use application: Marc Savard – parcel 018-02-34322812, establish a Home Business (Auto Repair Shop) on the property.
7. ****Consider preliminary review for Jim Ingwersen – 018-01-16312842****
8. Correspondence
9. Future meeting dates
10. Adjourn

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 June 9, 2021
(This meeting was correctly posted)

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

Chair Nancy Goss called the meeting to order at 7:04pm. Commissioners Anne Miller, Paul Schwengel, Paul Bokelmann, Dan Watts, and Cathy Ward were present along with Clerk/Treasurer Anastasia Bell. Commissioner Bill Surbaugh was absent.

Miller moved, Ward second to approve the agenda as posted. Passed 6-0.

Ward moved, Goss second to approve the 5/25/2021 minutes with the correction to show June 9th as the next meeting date. Passed 6-0.

Public Input – None.

Campground Buffer Zones – Goss reported that the only comment from the County when they reviewed the Campground Overlay was that buffer zones were not fully defined. It was the consensus to create a map defining the buffer zones as 1,000 feet around all identified wetlands, Ramsar sites, and dark Sky areas. Goss will work with the County to create this map for future review.

Transient Operations – Goss reported that food trucks and similar operations are currently only allowed on private property within the Town. It was the consensus that peddling taverns is not realistic to occur within the Town and future discussion could occur if an inquiry is received.

Correspondence – None.

The two meetings were tentatively scheduled for Wednesday, June 23, 2021, at 7:00pm and Wednesday, July 14, 2021.

Miller moved, Goss second to adjourn at 8:28pm. Passed 6-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer



County of Door
LAND USE SERVICES-ZONING

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Richard D. Brauer - Zoning Administrator

Phone: (920) 746-2217

FAX: (920) 746-2387

July 2, 2021

Town of Liberty Grove
C/O Anastasia Bell
11161 Old Stage Road
Sister Bay, WI 54234

Re: Conditional Use Permit Application
Tax Parcel # 018-02-34322812

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request for a conditional use permit regarding a property in the Town of Liberty Grove at an upcoming Door County Resource Planning Committee meeting. The scheduling process for the hearing will begin no earlier than July 30, 2021, which means the actual hearing could be approximately 3 weeks later.

Marc Savard has applied for a Conditional Use Permit to establish a Home Business (auto repair shop) in a 30' x 30' building on the property. He is also proposing a second 8' x 10' building that will be used as a bathroom and office. This property is located at 1693 Wildwood Road.

Enclosed is a "Town Recommendation Worksheet" which we ask you to complete and send back to the Door County Land Use Services Department. As a reminder, comments may be submitted to the Land Use Services Department up to 4:30 p.m. the day before the public hearing, and/or the town may offer verbal testimony at the hearing.

The applicant has the responsibility to contact the Town of Liberty Grove (Anastasia Bell, Clerk: 920-854-2934) to determine if/when the town may be meeting to discuss this matter.

Sincerely,

Richard D. Brauer
Zoning Administrator

Enc.: Conditional use permit application packet & town recommendation worksheet

Copy: Owner

CC w/o Encl: Property owners within 300 feet of the project.

**Door County Planning Department
Request for Town Recommendation**

Marc Savard has applied for a Conditional Use Permit to establish a Home Business (auto repair shop) in a 30' x 30' building on the property. He is also proposing a second 8' x 10' building that will be used as a bathroom and office. This property is located at 1693 Wildwood Road.

The (circle one) Town Board / Planning Committee of the Town of _____ held a legally noticed and posted meeting on _____, at which, by a vote of ____ (Yea) to ____ (Nay), the town recommended (check one) ____ **SUPPORT** ____ **DENIAL** for conditional use permit

Reason(s) for the town's decision:

Is the proposal consistent with the Town Comprehensive Plan?

Concerns or objections the town may wish to see potentially addressed through conditions:

Town Clerk Signature

Date

See attached for conditional use permit criteria

Door County Land Use Services

CONDITIONAL USE PERMIT

A "conditional use" is one that has been determined to be compatible in a particular area, not a use that is always compatible at a specific site within that area. The use is subject to requirements and conditions, and is only allowed under a conditional use permit (CUP) issued by Door County. A conditional use permit is also required if an owner wishes to expand a non-conforming use (i.e., a use previously legally established which would not be allowed under current zoning regulations).

PERMIT & HEARING PROCESS

1. Submit a completed application form with a \$500.00 non-refundable fee.
2. Provide a detailed written description of your project, building plans, and a site plan (drawn to scale). Provide one complete set of plans no larger than 11" x 17".
3. If an agent will represent you, you must submit your agent's name, telephone number, and mailing address to the Door County Land Use Services Department.
4. Once the application is deemed complete, a copy of the application packet and staff report will be sent to the town to ask for recommendations and comments. You and neighboring property owners will receive a copy of the letter and staff report which forwards your application to the town. Please call the town to see if/when the town may be meeting to discuss this matter.
5. The Door County Land Use Services Department will publish a notice of the hearing in the Door County Advocate and will notify you and neighboring property owners in writing of the hearing date / time. It takes ~2 months from time of application submittal to hearing date.
6. If the applicant/agent fails to appear at the hearing, s/he will be deemed to be in default and the conditional use permit may, in the RPC's sole discretion, be denied. The applicant/agent may, if s/he failed to appear for good reason, request in writing that the RPC reopen the default denial. A written request to reopen shall be received by the Door County Land Use Services Department within 30 days of the default denial. The RPC may, in its sole discretion, reopen a default denial if good cause is shown, such as mistake, inadvertence, or excusable neglect. If a default denial is reopened, the applicant/agent must submit a new fee, unless the RPC determines otherwise.
7. Other people can also attend the hearing to testify for or against your request.
8. Once the conditional use permit is issued, the applicant shall obtain a regular zoning permit within twelve months to authorize any new construction related to establishing the conditional use.

CRITERIA USED TO MAKE A DECISION

The Door County Resource Planning Committee (RPC) decision to approve, approve with conditions, or deny the CUP must be supported by substantial evidence. A conditional use permit applicant has the burden of proof. S/he must demonstrate, by substantial evidence, that the application and all requirements and conditions established in the ordinance and by the RPC relating to the conditional use are or shall be satisfied. If an applicant meets their burden of proof, then the RPC must grant the CUP. If an applicant fails to meet their burden of proof, the CUP will be denied. The CUP may also be denied if there is substantial evidence opposing the conclusions and evidence of the applicant, as the RPC's decision need only be supported by substantial evidence.

Testimony and exhibits offered by persons other than the applicant, whether in support of or opposition to the CUP, must constitute substantial evidence.

"Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

To aid in its review of the proposed project, the RPC will consider the Door County Comprehensive Zoning Ordinance criteria set forth below.

- 1) Whether the proposed project will adversely affect property values in the area.
- 2) Whether the proposed use is similar to other uses in the area.
- 3) Whether the proposed project is consistent with the Door County Comprehensive and Farmland Preservation Plan or any officially adopted town plan.
- 4) Provision of an approved sanitary waste disposal system.
- 5) Provision for a potable water supply.
- 6) Provisions for solid waste disposal.
- 7) Whether the proposed use creates noise, odor, or dust.
- 8) Provision of safe vehicular and pedestrian access.
- 9) Whether the proposed project adversely impacts neighborhood traffic flow and congestion.
- 10) Adequacy of emergency services and their ability to service the site.
- 11) Provision for proper surface water drainage.
- 12) Whether proposed buildings contribute to visual harmony with existing buildings in the neighborhood, particularly as related to scale and design.
- 13) Whether the proposed project creates excessive exterior lighting glare or spillover onto neighboring properties.
- 14) Whether the proposed project leads to a major change in the natural character of the area through the removal of natural vegetation or alteration of the topography.
- 15) Whether, and in what amount and form, financial assurance is necessary to meet the objectives of this ordinance.
- 16) Whether, and to what extent, site-specific conditions should be imposed to mitigate potentially problematic impacts of the use.
- 17) The impact of the proposed project on public health, public safety, or the general welfare of the County.

**Note: State, federal, and local requirements also need to be met.*

The RPC is allowed to consider topics, related to the purposes of the ordinance and based on substantial evidence, in addition to the above.

If the conditional use permit application is approved, the RPC will establish a completion date for the proposed project. Once the use is established, a conditional use permit will generally remain in effect as long as the conditions and requirements upon which the permit was issued are followed. Subsequent owners of the property are generally allowed to continue the use, subject to those conditions and requirements. An affidavit is to be recorded with the deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

The RPC may, however, impose conditions regarding the permit's duration, transfer, or renewal, in addition to any other conditions pertaining to ordinance standards or the criteria listed above. For example, the RPC may grant a limited term conditional use permit if a reasonable basis exists for such limitation. Any limited term conditional use permit may be subject to renewal after a re-evaluation of the use via a hearing before the RPC.

RESOURCE PLANNING COMMITTEE DECISION

- The RPC will consider the evidence presented and will most likely make a decision that same day at a business meeting after the hearing(s). If the hearings are lengthy or if additional information is needed, it is possible the decision could be tabled to a later date.
- The RPC will approve, with or without conditions, or deny the request.
- The Door County Land Use Services Department will send the applicant the RPC's decision in writing within a few days after the hearing and meeting.
- An affidavit shall be recorded with a deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

APPEALS

If the conditional use permit is denied, you may appeal the decision to Door County Board of Adjustment as provided in Sec. 59.694(10), Wis. Stats. If the permit is approved, it may be appealed to the Board of Adjustment by any aggrieved party. All appeals must be filed within the time constraints set forth in the statutes (i.e., 30 days after the decision is filed with the Door County Land Use Services Department). For this reason, you may want to delay the start of the project until the appeal period has expired.



County of Door Land Use Services Department: Planning

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

STAFF REPORT Conditional Use Permit Application

Applicant Information

- **Name & property address:** Marc Savard, 1693 Wildwood Road
- **Parcel identification number:** 018-02-34322812
- **Zoning district:** Heartland 10 (HL10)
- **Petition request, including sections of zoning ordinance requiring permit:**
Marc Savard has applied for a Conditional Use Permit to establish a Home Business (auto repair shop) in a 30' x 30' building on the property. He is also proposing a second 8' x 10' building that will be used as a bathroom and office.

Sections 2.05(3)(a), 4.04(10), 4.04(5) and 11.04.

Background/History

There is currently a residence and two outbuildings on the lot. The home business will be established in the smaller outbuilding located further from Wildwood Court. The existing parking lot on the property will accommodate approximately 10 vehicles.

Description of Subject Property and Surrounding Area

Subject Property

- **Lot area, width, and depth:** 19.88 acres, ~720 feet wide, ~1,320 feet deep
- **Frontage - water, road:** no water frontage, ~720 feet along Wildwood Road
- **Existing uses/structures:** Single family residence, old barn, and new 30' x 30' subject building.
- **Access:** Wildwood Road
- **Traffic patterns/road usage:** lightly travelled
- **Water and sanitation:** Private water and sanitation
- **Significant topography or vegetation:** None

Surrounding Area. This parcel is surrounded by Heartland-10 with some Heartland-5 to the south/southwest.

Zoning Considerations

Purpose of zoning district: DCZO Section 2.03(9): Heartland-10 (HL10). This district is intended to help maintain the rural character of areas of the interior of Door County, particularly cleared and other open areas where agricultural activity has been diminishing. The district provides for residential development at low densities, agricultural uses, and other nonresidential uses that require relatively large land areas and/or which are compatible with the surrounding rural character. Lot sizes of at least 10 acres are required for new lots.

- **Does the use meet the zoning ordinance's stated purpose and intent?** Yes.
- **Specific requirements for proposed use and/or possible conditions that may be relevant.** If the Resource Planning Committee determines the conditional use permit should be approved, the following are possible conditions that may be relevant:
 1. A Door County Regular Zoning Permit authorizing construction of the building shall be obtained within 12 months; construction must begin within 12 months of the issuance of the regular zoning permit.
 2. *The entire project shall be completed by _____, 20__.*
 3. The project(s) shall comply with all applicable local, state, and federal building codes and ordinances, including obtaining all required approvals and permits prior to beginning construction.
 4. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
 5. An affidavit shall be recorded with the CSM (Deed) to provide successors in interest notice of the conditional use permit and conditions and requirements.

Comprehensive Plan Considerations (see the attached future land use map)

- **County comprehensive plan land use map designation and description.**

Per the county comprehensive plan future land use maps, the property under consideration is designated as Rural-Agricultural, as described below and shown on the attached map.

Rural/Agricultural – “Rural/Agricultural” areas cover much of southern and central Door County, where there are currently relatively stable agricultural lands with few non-agricultural uses, as well as most of the cleared areas located within the northern part of the county, which has more limited or discontinued agricultural activities. These areas are not planned for non-agricultural development in the next 15 years, however, lands in this category can, and most likely will, contain residential uses compatible with agriculture. Agricultural and related operations in these areas should be protected by ensuring development is at low density levels.

The parcel under consideration appears to have some agricultural production as well as the land to the southeast. It is surrounded in the other directions by woodland and open space. The proposed auto repair business will likely have little to no impact on agricultural activity in this area. Since auto repair is allowed by conditional use permit in the HL10 zoning district, presumably, any concerns can be alleviated with appropriate conditions.

- **Relevant goals/objectives/action items from comprehensive plan:** None.
- **Other relevant text from county comprehensive plan.** None.

RYP
June 22nd, 2021

Map

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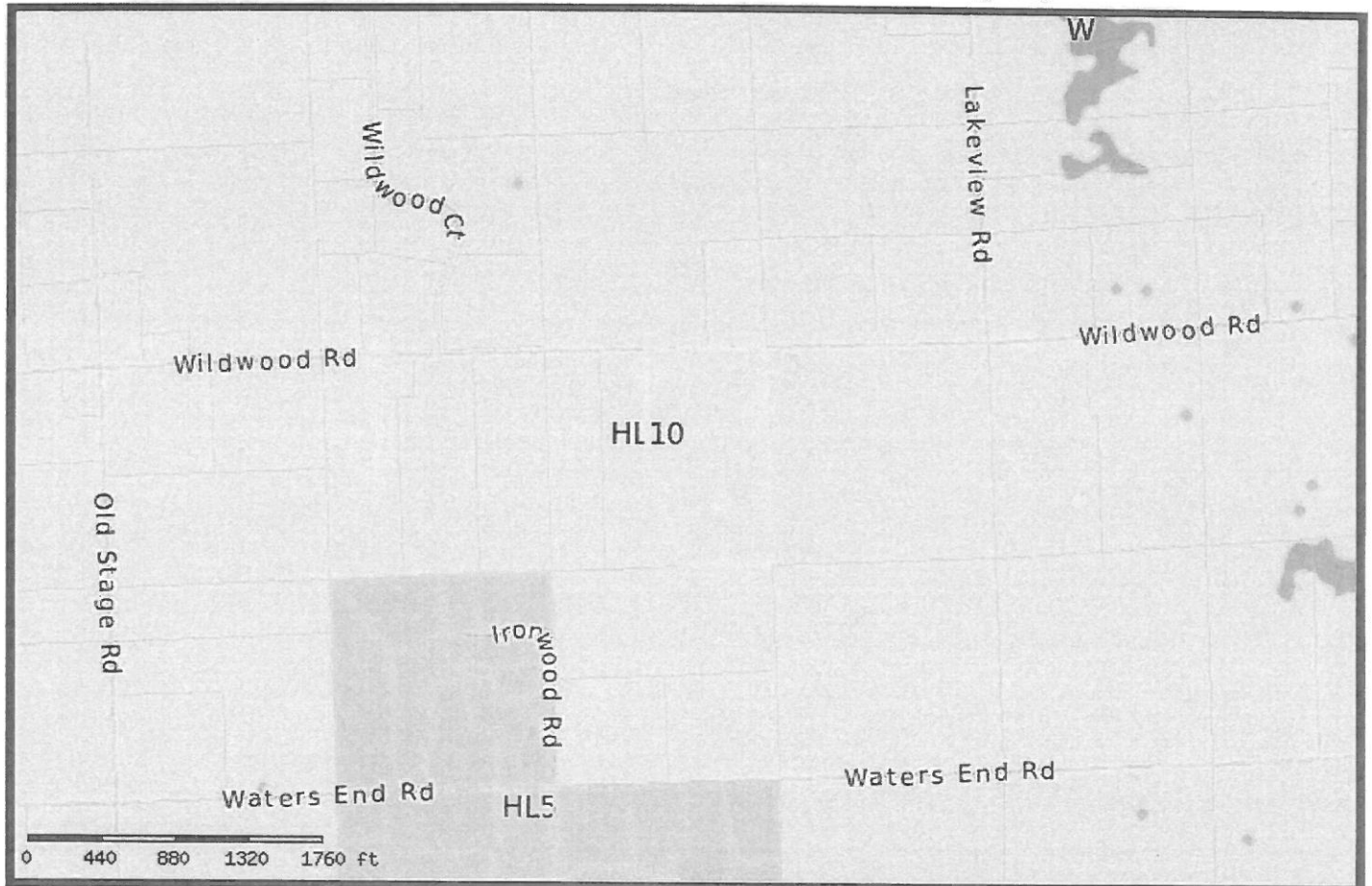
Map - Zoning

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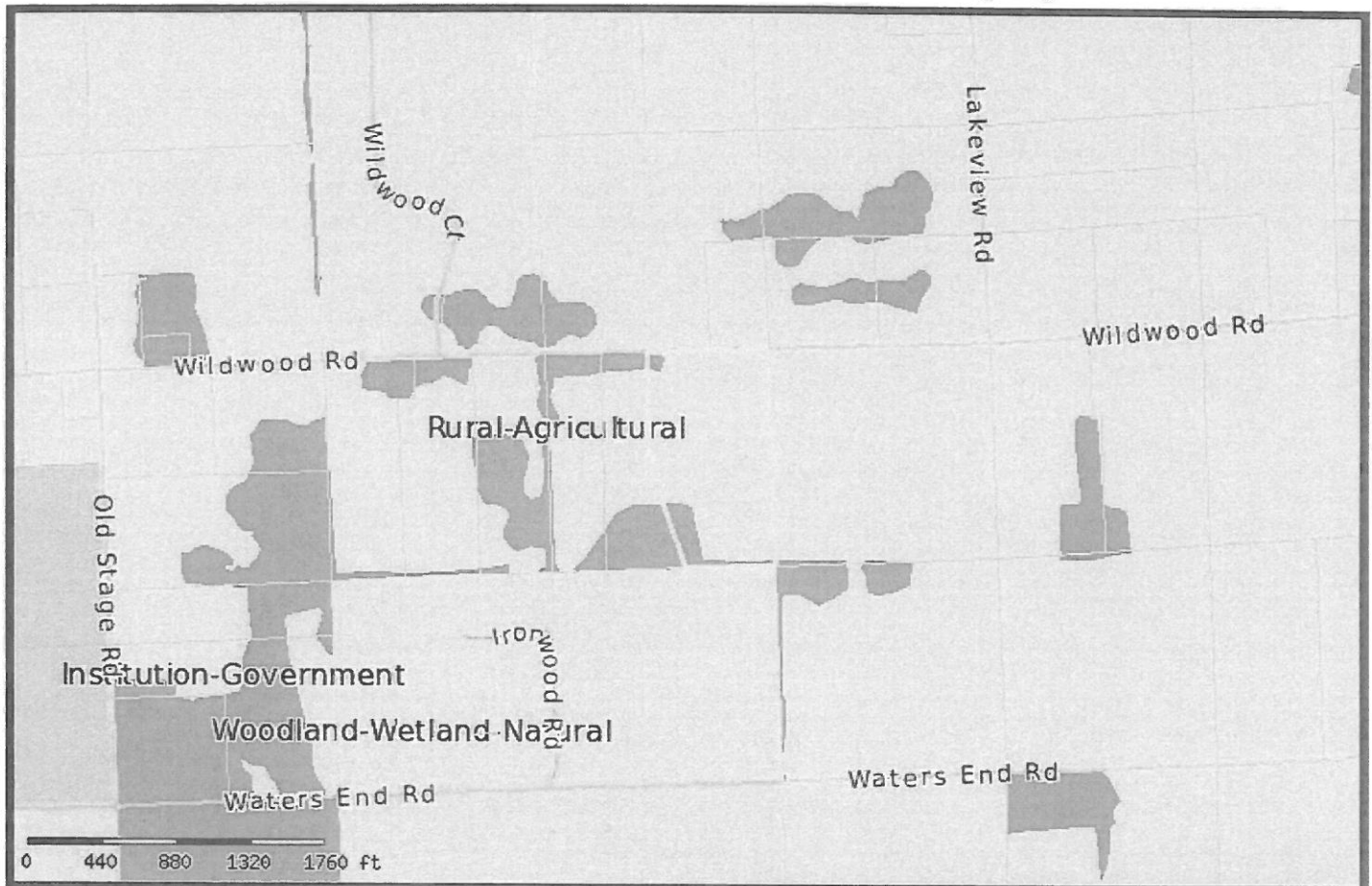
Map - Future Land Use

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DOOR COUNTY LAND USE SERVICES
421 Nebraska Street – Door County Government Center
Sturgeon Bay, Wisconsin 54235
Phone: (920) 746-2323 - FAX: (920) 746-2387

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JUN 16 2021

APPLICATION FOR CONDITIONAL USE PERMIT

DOOR COUNTY

LAND USE SERVICES DEPARTMENT

TO THE ZONING ADMINISTRATOR: The undersigned hereby makes application for a **CONDITIONAL USE PERMIT** for the work described and located as shown herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Door County Comprehensive Zoning Ordinance.

1. OWNER NAME AND MAILING ADDRESS

Name Marc Savard
No. 1693 Street Wildwood Road
City Sister Bay State W Zip 54234
Phone # 920 - 421 - 0767
Cell Phone # _____
Email: MarcSavard1776@gmail.com

6. PROPOSED USE OF LAND OR STRUCTURE

auto repair
(home business)

2. BUILDING SITE LOCATION

Fire # 1693 Road Wildwood Road
Town of Liberty Grove
Local Phone # same

7. SANITARY PERMIT

Type of System _____
Sanitary Permit No. _____
Date of Issuance _____
Approximate date of installation _____

3. BUILDER NAME AND MAILING ADDRESS

Name Self
No. _____ Street _____
City _____ State _____ Zip _____
Phone # _____ - _____ - _____
Cell Phone # _____ - _____ - _____
Email: _____

8. BUILDING PLANS AND SITE PLAN

TO SCALE BUILDING PLAN AND SITE PLAN REQUIRED. IF PLANS EXCEED AN 11" X 17" FORMAT, SUBMIT ONE COPY OF EACH SHEET REDUCED TO 11" X 17".

9. FEE \$500.00

Make check payable to the Door County Treasurer.

Receipt # 2487 Fee 500 Date 6-16-21

4. SURVEYOR/ENGINEER CONTACT INFORMATION

(If applicable)

Name _____
No. _____ Street _____
City _____ State _____ Zip _____
Phone # _____ - _____ - _____
Cell Phone # _____ - _____ - _____
Email: _____

10. AUTHORIZATION FOR INSPECTION

I hereby authorize the Zoning Administrator(s) to enter and remain in or on the premises for which this application is made at any reasonable time for all purposes of inspection relative to this petition.

11. SIGNATURE OF APPLICANT OR AGENT

Marc W Savard
Date _____

5. PROPERTY IDENTIFICATION

Parcel No. 018-0234322812

(FOR OFFICE USE ONLY)

Shoreland Zoning Yes / No

Zoning District _____

Inspections:

Date Inspector Remarks

Permit Issued: (by) _____ **(date)** _____ **(for)** _____

(w/ conditions) _____

Permit Denied (by) _____ **(date)** _____ **for the following reasons:** _____

APPLICATION FOR CONDITIONAL USE PERMIT – ADDENDUM

A conditional use permit applicant has the burden of proof. S/he must demonstrate that the application and all requirements and conditions established by the Resource Planning Committee relating to the conditional use are or shall be satisfied, all of which must be supported by substantial evidence. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant meets this burden of proof, the Resource Planning Committee will grant the conditional use permit. If an applicant fails to meet this burden of proof, the conditional use permit application will be denied.

To aid in its review of the proposed project, the Committee will consider the Door County Comprehensive Zoning Ordinance criteria set forth below. Answer all portions of all questions completely. State "not applicable," if appropriate, offering an explanation as to why facts and information were not provided.

Please provide the Resource Planning Committee members substantial evidence regarding:

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JUN 10 2011
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

- 1) Whether the proposed project will adversely affect property values in the area.

Nearest neighbor is half a mile away. No adverse effect on property values.

- 2) Whether the proposed use is similar to other uses in the area.

No similar use.

- 3) Whether the proposed project is consistent with the Door County Comprehensive and Farmland Preservation Plan or any officially adopted town plan.

Listed as an allowable use in the Home Business category for HL-10 District.

- 4) Provision of an approved sanitary waste disposal system.

☐ Public Sewer

☒

Private Onsite Wastewater Treatment System (POWTS)

Check One

☒

Existing

New

Check One

☐

Conventional Septic

Other In-ground System

☒

Holding Tanks

- 5) Provision for a potable water supply.

☐ Public Water Supply
(Liberty Grove Sanitary District #1 and Maplewood only)

☒

Well

Check One

☒

Existing

New

Check One

☒

Private Well

Shared Well

APPLICATION FOR CONDITIONAL USE PERMIT – ADDENDUM PAGE 5

Question 10, Emergency Services

Please take this page to the local Fire Chief with a copy of the project plans for review. Have the Fire Chief complete and sign below.

Applicants are responsible for returning the completed form to the Land Use Services Department: 421 Nebraska Street, Sturgeon Bay, WI, 54235. FAX: (920) 746-2387. E-mail: lriemer@co.door.wi.us.

10) Adequacy of emergency services and their ability to service the site.

As Fire Chief of the Sister Bay & Liberty Grove Fire Department, I have reviewed the plans of this project. Our Department CAN / CANNOT (circle one) access this site for fire protection purposes.

Other Fire Chief comments: _____

[Signature]
(Signature)

Fire Chief

6/15/2021

(Date)

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JUN 16 2021

DOOR COUNTY
LAND USE SERVICES DEPARTMENT



County of Door
LAND USE SERVICES

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Phone: (920) 746-2323

FAX: (920) 746-2387

Website: www.co.door.wi.gov/164/Land-Use-Services

SIGNATURE OF PROPERTY OWNER

This Declaration is incorporated into and made part of the associated Door County application.

By signing and submitting this form, I also hereby authorize the Zoning Administrator(s) to enter and remain in or on the premises for which this application is made at any reasonable time for all purposes of inspection relative to this application.

Property Owner(s) Name(s):

Marc Savand

Signature

Marc W Savand

Date: _____

Signature: _____

Date: _____

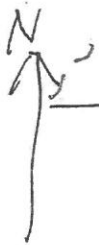
Parcel Number (of Project): 018 - 0234322812

Fire Number & Street Address (of Project): 1693 Wildwood Road

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT



Wildwood Road

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JUN 18 2021

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Silo

Barn

Bath
Office

Shop

Greenhouse



Main House

New Porch
Roof

Driveway

Map

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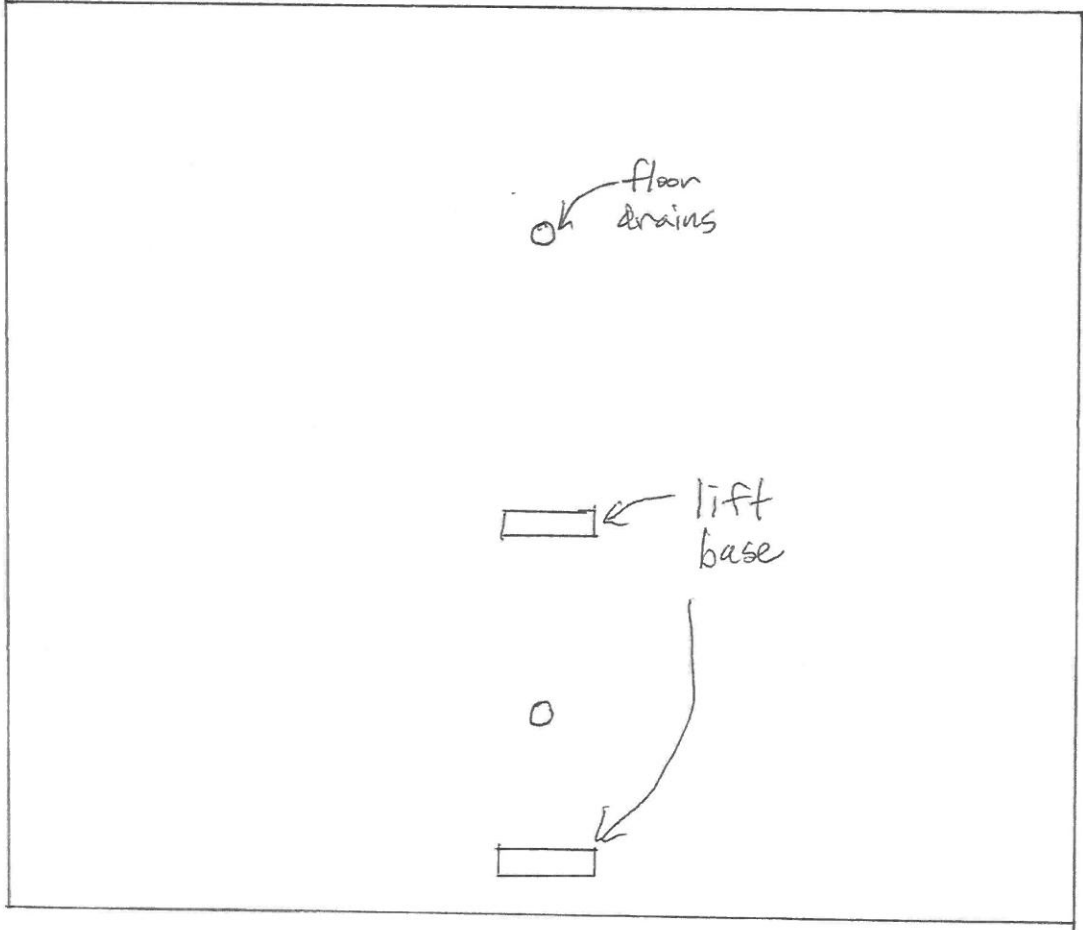
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Floor plan two bay shop



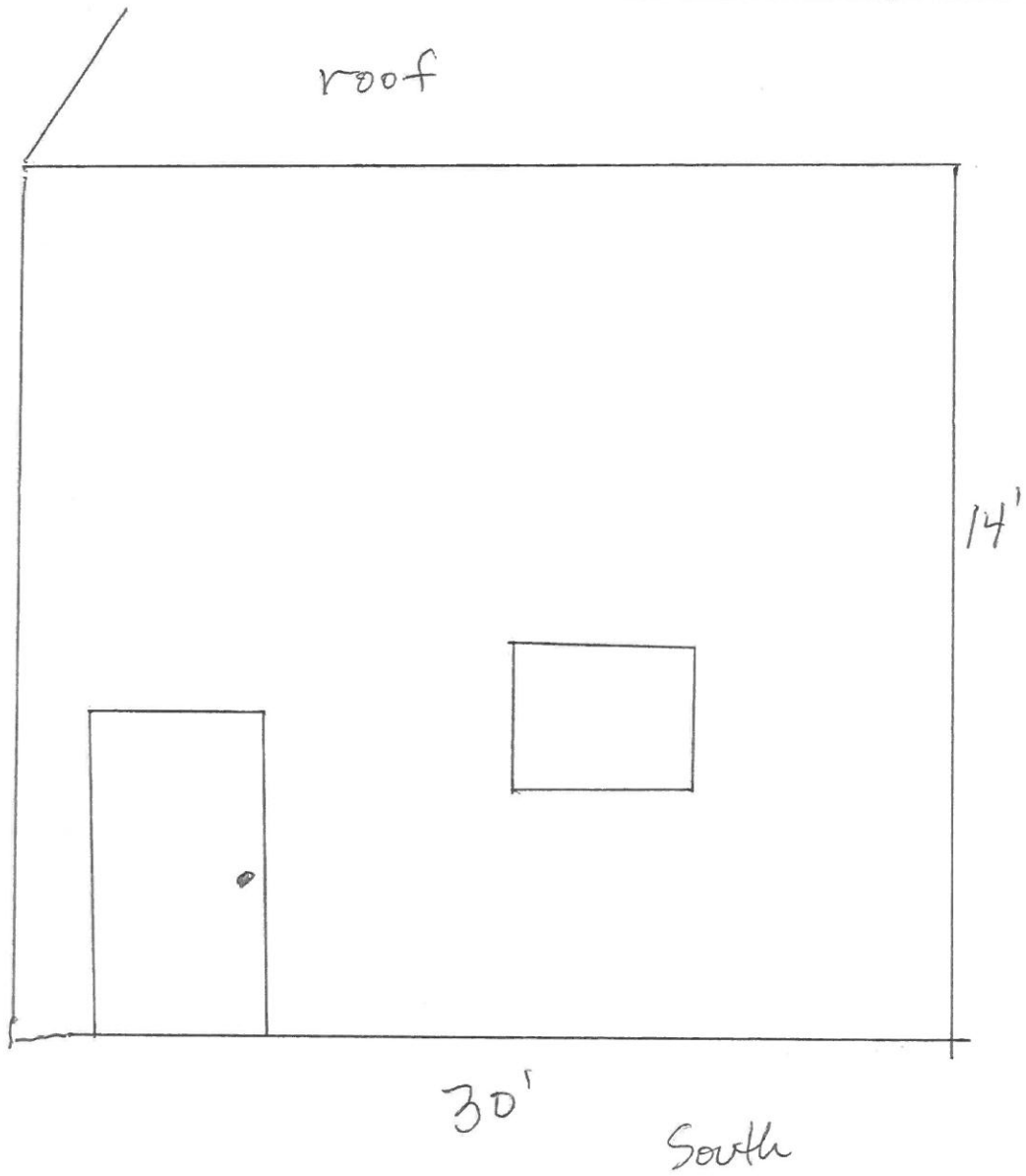
30'

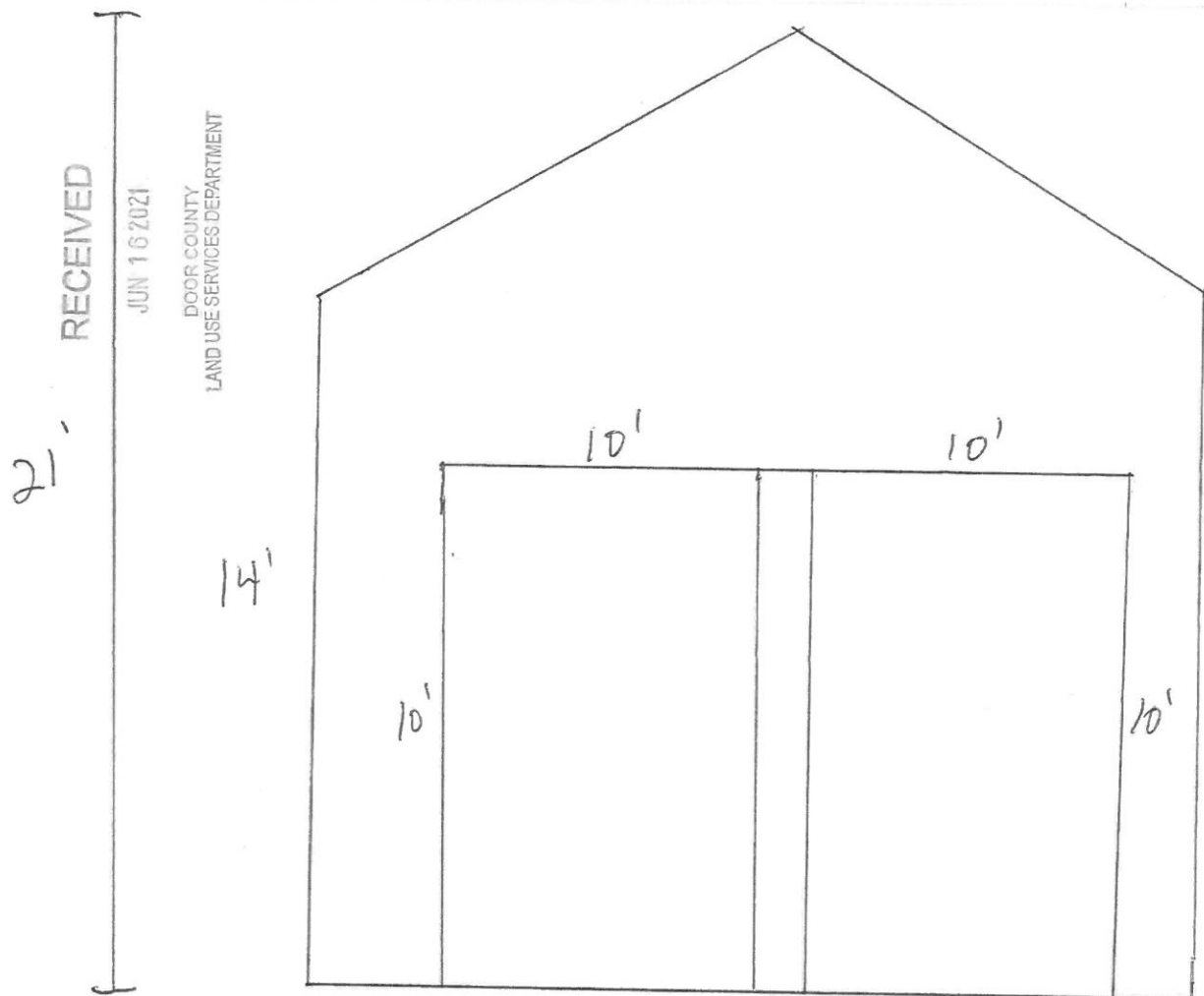
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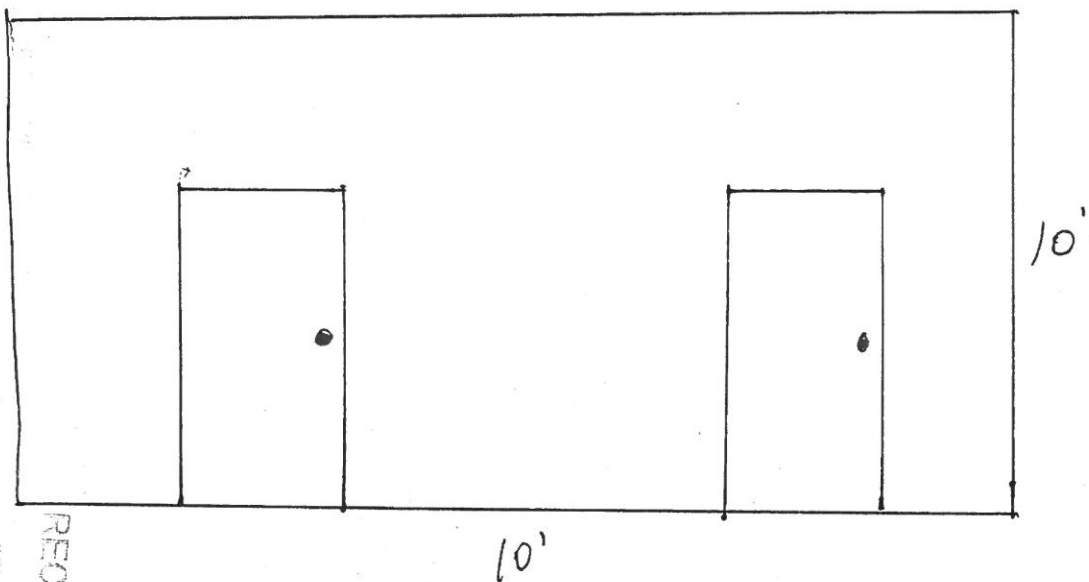
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West elevation

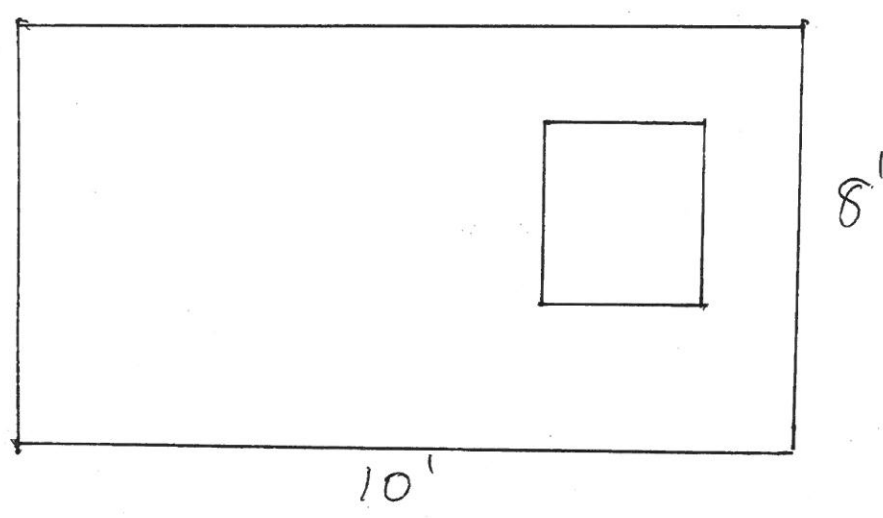
New Bath/office building



DOOR COUNTY
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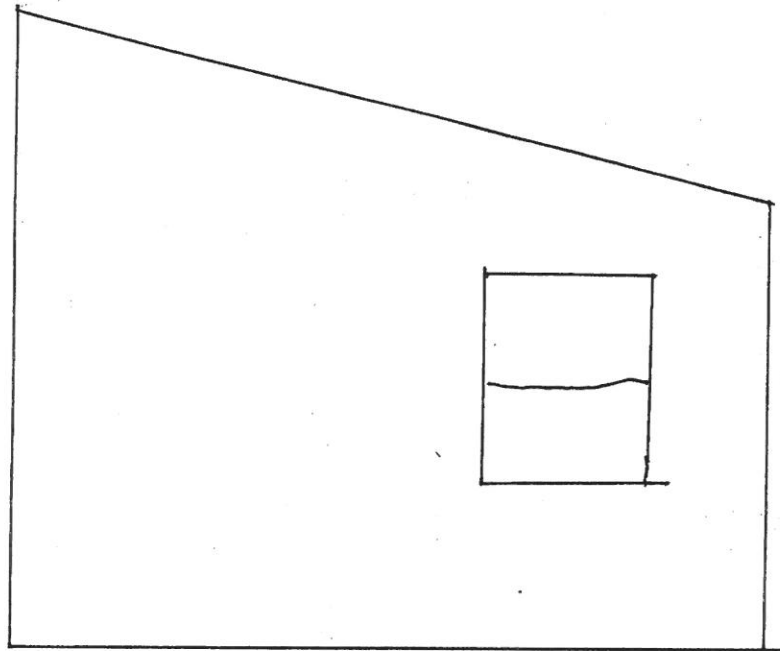
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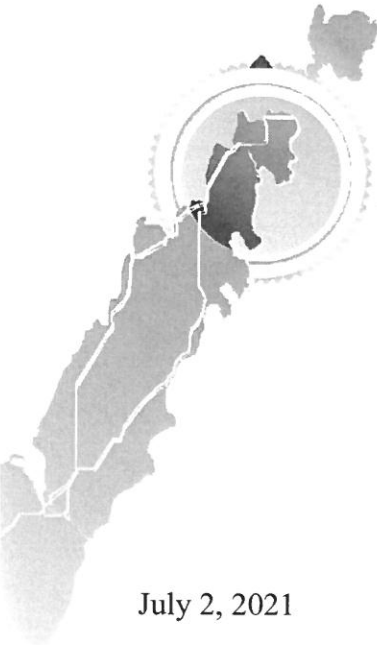
North

10'



8'

East / West



Town of Liberty Grove

We're Like Nowhere Else

July 2, 2021

To: Marc Savard

Ref: Conditional Use Application

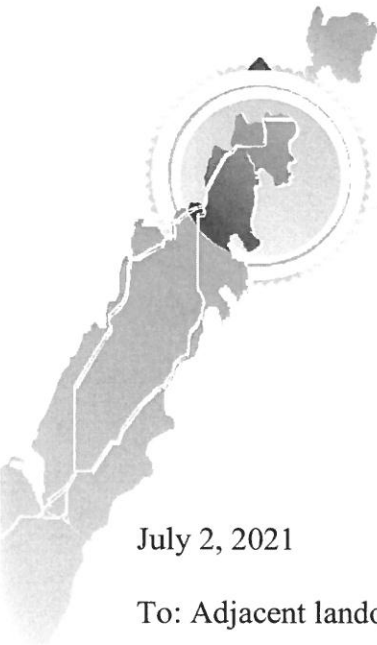
This letter comes to you as notice that the Town of Liberty Grove has received a copy of your application for a conditional use permit for parcel # 018-02-34322812

The Town Plan Commission will discuss and act on this application at meeting to be held Wednesday, July 14, 2021, beginning at 7:00 PM at the Liberty Grove Town Hall at 11161 Old Stage Road. The Plan Commission will hear comments on this application and make a recommendation to the Door County Resource Planning Committee.

You or your representative may attend this meeting on July 14th and comment on this conditional use. If you cannot attend the meeting, you may send, email or fax comments to the Town (see contact information below. Comments will be accepted up until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall on Old Stage Road, by requesting a PDF file of the application from the Town office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,

Anastasia P. Bell
Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove



Town of Liberty Grove

We're Like Nowhere Else

July 2, 2021

To: Adjacent landowners of Marc Savard parcel # 018-02-34322812

Ref: Application for Conditional Use Permit

This letter comes to you as notice that Marc Savard has applied to the Door County Planning Department for a Conditional Use Permit for parcel 018-02-34322812. Marc Savard proposes to establish a Home Business (Auto Repair Shop) in a 30' x 30' building on the property. He is also proposing a second 8' x 10' building that will be used as a bathroom and office. This property is located at 1693 Wildwood Road.

The Town Plan Commission will discuss and act on this application at meeting to be held Wednesday, July 14, 2021, beginning at 7:00 PM at the Liberty Grove Town Hall at 11161 Old Stage Road. The Plan Commission will hear comments on this application and make a recommendation to the Door County Resource Planning Committee.

You or your representative may attend this meeting on July 14th and comment on this conditional use. If you cannot attend the meeting, you may send, email, or fax comments to the Town (see contact information below). Comments will be accepted up until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall on Old Stage Road, by requesting a PDF file of the application from the Town Office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,



Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove

NARROW GATE PROPERTIES LLC
C/O JONATHAN ORRICK
11345 WILDWOOD CT
SISTER BAY, WI 54234

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C/O JONATHAN ORRICK
11345 WILDWOOD CT
SISTER BAY, WI 54234

WILLIAM J GLOJEK
6637 LIBERTY ST
NAVARRE, FL 32566

CIRCLE H CORPORATION
1100 W SUMMERFIELD DR
LAKE FOREST, IL 60045

MARC W SAVARD
1693 WILDWOOD RD
SISTER BAY, WI 54234

JAMES E SR TOCKSTEIN
43W701 WILLOW CREEK DR
ELBURN, IL 60119

RICHARD E HALLSTRAND
4336 WATERVILLE AVE
WESLEY CHAPEL, FL 33543

JOHNSON GIRLS LLC
8085 S CHASE RD
PULASKI, WI 54162

July 8, 2021

Town of Liberty Grove

11161 Old Stage Rd.

Sister Bay, WI 54234

Attention: Liberty Grove Plan Commission

Dear Members of the Plan Commission,

I'd like to present to you for initial review, at your July 14 meeting, plans to improve an 1860 log barn on the property of Jim Ingwersen, 2029 Old Stage Road. The 19' x 51' building consists of two 'cribs' separated by a threshing pass-through and covered by a single gable roof. The west crib is currently used for firewood storage and the east crib is empty, many years ago used as a chicken coop.

Jim Ingwersen is a portrait artist who has lived on the property and operated a gallery and studio for approximately 50 years. His land is currently zoned as Natural Area.

The log barn is immediately adjacent to Old Stage Road and appears to be partly in the 66 foot right-of-way.

Jim Ingwersen's desire is to see the east, 19' x 22' crib renovated and used as gallery space to display some of his artwork. I'll be working with Historical Planner and Consultant, Allan Pape, to insure the restoration is done with consideration to the historical significance of the structure and that the improvement details are in keeping with the construction of the day. The scope of work includes installing a stone foundation stem wall, replacing the floor slab, replacing rotted logs, removing a hayloft, installing new chinking, new interior lighting and adding a small covered entry on the south side of the building.

I'd like to present information and options to Jim. Given his age and health I don't know if he will be interested in rezoning, which could push the actual work into 2022; he may just want to have repairs done to preserve the building and forgo its use as a gallery.

I am asking of behalf of Jim, if the Plan Commission is favorable to the idea of renovating the structure where it stands. I'm also asking if the Plan Commission is favorable to rezoning the property, likely to HL10, as well as a conditional use permit allowing him to expand his gallery space with this building.

Thank you for helping us move forward with this project.

Russell Martin

Door County Construction, LLC

3578 N. Junction Road

Egg Harbor, WI 54209