

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Monday, November 29, 2021

Time: 7:00 PM

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

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 10-27-21
5. Public input
6. Variance application: Deborah Rusy & Mark Schessler – parcel 018-01-27312821B, variance from Section 3.02(3)(a) to maintain 15' setback from the side lot line.
7. Town Campground Overlay
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 is inviting you to a scheduled Zoom meeting (teleconferencing). To join the Zoom Meeting enter the following on your computer:

<https://us02web.zoom.us/j/81928583064?pwd=MUIwR0owUGhUT3pLVFhyVjJ4UzRFQT09>

Meeting ID: 819 2858 3064

Password: 647166

To find your local number visit <https://zom.us/u/atMFqvZKe>. To join the meeting by telephone dial one of the numbers below based on your location.

(312) 626-6799 US (Chicago)

(301) 715-8592 US (Germantown)

(646) 558-8656 US (New York)

(346) 248-7799 US (Houston)

(253) 215-8782 US (Tacoma)

(669) 900-9128 US (San Jose)

Town of Liberty Grove
Minutes of the Plan Commission meeting on October 27, 2021

(This meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 10-13-21
5. Public input
6. Conditional Use Permit application: Marc Savard – parcel 018-02-34322812, establish a Home Business (auto repair shop) on the property.
7. Correspondence
8. Future meeting dates
9. Adjourn

Chair Nancy Goss called the meeting to order at 7:03pm. Commissioners Anne Miller, Cathy Ward, Dan Watts, Paul Bokelmann and Bill Surbaugh were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell and 1 member of the public via teleconference (Zoom). Commissioner Paul Schwengel was excused.

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

Surbaugh moved, Goss second to approve the 10/13/21 minutes as presented. Passed 6-0.

Public Input – Goss reported that the maps for the Campground overlay may be available by the next Plan Commission meeting.

CUP Application, Parcel 018-02-34322812 – Goss reported that the RPC has confirmed that home businesses are allowed in any zoning area if the goods/services are generated on the property and the business is owned and operated by the property owner. The Commission reviewed the recommended conditions as provided with the application. **Goss moved, Bokelmann second** to send a letter of support to the RPC for the CUP application by Marc Savard for parcel 018-02-34322812 to establish a home business, auto repair shop on the property with the following conditions.

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 regular zoning permit
2. The project(s) shall comply with all applicable local, state, and federal building code and ordinances, including obtaining all required approvals and permits prior to beginning construction. A copy of the stamped, state approved plans shall be submitted to the Town of Liberty Grove Administrative office.
3. 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 light elements of which shall not be visible from adjacent properties.
4. The rebuilding or assembly of automobiles, engines, or transmissions on a factory production basis and/or the disassembly of automobiles on a factory production basis shall not be permitted.

5. All repair, painting, parts storage, and work activities shall take place within the designated building between the hours of 9:00am and 5:00pm and the building doors shall remain closed during pneumatic equipment operations.
6. All new and used parts, fluids, and lubricants shall be stored indoors on a hard surface floor.
7. An affidavit shall be recorded with the CSM (Deed) to provide successors in interest notice of the conditional use permit and conditions and requirements
8. A maximum of 6 customer vehicles shall be visible and parked in an orderly fashion on the property at any time.

Motion passed 6-0.

Correspondence – STR letters have been sent and applications are arriving.

The next meeting will be 11/10/2021 at 7:00pm via Zoom.

Miller moved, Bokelmann second to adjourn at 8:19pm. Passed 6-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer



County of Door
LAND USE SERVICES DEPARTMENT: ZONING
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Tara McKeefry, Zoning Administrator

Direct line: (920) 746-2222

Main office line: (920) 746-2323

FAX: (920) 746-2387

E-mail: tmckeefry@co.door.wi.us

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

November 5, 2021

Town of Liberty Grove
C/o Anastasia Bell, Clerk
11161 Old Stage Rd
Sister Bay, WI 54234

Re: Petition for variance for 9713 N Bay Rd

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request for a variance on a property in the Town of Liberty Grove at an upcoming Door County Board of Adjustment meeting. The scheduling process for the hearing will begin on December 2, 2021, unless we hear from the town before that date. The hearing will be held no sooner than three weeks after the scheduling process is begun. Comments may still be submitted to the Land Use Services Department concerning the proposal up to noon the day before the hearing and/or the town may offer verbal testimony at the hearing.

Enclosed is a "Town Recommendation Worksheet" which we ask you to complete and send back to the Door County Land Use Services Department after you review the case at an upcoming meeting.

Deborah Rusy & Mark Schessler are requesting a variance from Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance which requires all accessory structures to maintain a 15' setback from the side lot line.

The applicants propose to construct a 20' x 24' one-story detached garage which will be located as close as 10' to the side lot line.

The applicants have the responsibility to contact the Town of Liberty Grove (Anastasia Bell, Clerk: 920-854-2934) to determine if/when the town may discuss this matter at a future meeting.

Sincerely,

Tara McKeefry
Zoning Administrator

Enc.: Variance application packet and town recommendation worksheet
C.C.: Deborah Rusy & Mark Schessler, with enclosure (via e-mail)
Adjacent property owners within 300', without enclosure

**Door County Land Use Services Department
Request for Town Recommendation**

Deborah Rusy & Mark Schessler are requesting a variance from Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance which requires all accessory structures to maintain a 15' setback from the side lot line.

The applicants propose to construct a 20' x 24' one-story detached garage which will be located as close as 10' to the side lot line.

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 a variance.

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 reverse for variance criteria.**

GENERAL CRITERIA REGARDING ZONING HEARING CASES IN DOOR COUNTY

This document is intended to provide a general guide to the issues and criteria to consider when making decisions regarding this type of zoning hearing. It should not be considered a complete guide to applicable statutes or ordinances.

PETITION FOR VARIANCE

(See Door County Zoning Ordinance section 11.06 and Wisconsin Statutes section 59.694.)

A petition for variance is a request to relax one or more of the dimensional requirements or restrictions of the ordinance (road, water, or property line setbacks; building size or height, etc.). The Door County Zoning Ordinance only allows so-called "area" variance petitions – it does not permit application for a variance where a use not allowed in that zoning district would be established (a "use" variance). Note that variances "run with the land" and not with the applicant; an approved variance is permanently attached to the parcel in question.

By state statute, petitions for variance from the county zoning ordinance are heard and decided upon at a public hearing before the board of adjustment or appeals (called the Board of Adjustment in Door County), members of which are appointed by the County Board of Supervisors. Appeals of Board of Adjustment decisions are heard in the court system.

Criteria for evaluating "area" variance petitions

(Note: Responses to the three bolded questions below should be "yes" in order to justify granting the variance in accordance with legal/case law criteria.)

- **Do physical limitations of the property prevent compliance with ordinance standards?**
Examples of physical limitations include wetland presence, parcel shape, steep slopes, etc.
- **Will granting the variance have no affect on the public interest?**
 - *Public interest includes additional runoff, affects on the quality of fish or wildlife habitat, impacts on scenic beauty, etc. Cumulative effects must be considered.*
 - *Public interest includes the interest of the public at large, not just that of nearby property owners.*
 - *Lack of local opposition does not in itself mean that a variance will not harm the public interest.*
 - *A variance should include only the minimal relief necessary to allow reasonable use of the property.*
 - *The board's actions should be consistent with stated ordinance objectives.*
- **Is an "unnecessary hardship" present?**
 - *Does compliance with the ordinance unreasonably prevent the owner from using the property for a permitted purpose, or is conformity with restrictions unnecessarily burdensome for the property owner?*
 - *Is there a unique physical property limitation? (See above.)*
 - *The variance is not warranted if the physical character of the property allows a landowner to develop or build in compliance with the zoning ordinance.*
 - *Financial hardship is not grounds for a variance.*
 - *Self-imposed hardship or personal preference are not grounds for a variance. (Note that "self-imposed hardship" has been determined by courts to mean either current or former owners.)*
 - *The hardship cannot be one that would have existed in the absence of zoning.*

One final consideration: Will granting the variance serve an overriding public interest? (If yes, granting the variance may possibly be justifiable even if other criteria point toward denial.)

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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OCT 28 2021

PETITION FOR GRANT OF VARIANCE

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

A variance is a relaxation of a standard in a land use ordinance. Variances are decided by the zoning board of adjustment. The zoning board is a quasi-judicial body because it functions almost like a court. The board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws, court decisions and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

1. OWNER NAME AND MAILING ADDRESS

Name Deborah Rusy and Mark Schessler
No. 9713 Street North Bay Dr.
City Baileys Harbor State WI Zip 54202
Phone # 608 - 220 - 5155
Cell Phone # 608 - 220 - 5155
Email: darusy@wisc.edu

2. BUILDING SITE LOCATION

Fire # 9713 Road North Bay Dr.
Town of Liberty Grove

Parcel No. 0180127312821B

3. BUILDER NAME AND MAILING ADDRESS

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

4. SURVEYOR/ENGINEER CONTACT INFORMATION

(If applicable)

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

5. 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".

6. PETITION

7. VARIANCE CRITERIA

(See attached forms and examples for numbers 5-7)

8. FEE \$500.00

Make check payable to the Door County Treasurer.

Receipt # 4347 Fee 500 Date 10-28-21

9. 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.

10. SIGNATURE OF APPLICANT OR AGENT

Deborah Rusy MD, MBA

Date October 22, 2021

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PETITION

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

A variance is a relaxation of a standard in a land use ordinance. Variances are decided by the zoning board of adjustment. The zoning board is a quasi-judicial body because it functions almost like a court. The board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws, court decisions and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

PETITION: (I) (We)

Full name(s): Deborah Ann Rusy / Mark Alan Schessler

Propose to:

Build a 20 x 24 foot accessory building on the property

The existing use of structure or land in question is:

Residential

The building would be outside of the 15 foot side set-back by 5 feet. Thus 10 foot side setback.

AUTHORIZATION FOR INSPECTION:

I hereby authorize the Zoning Administrator to enter upon the premises for which this petition is made at any reasonable time for all purposes of inspection related to this petition.

CERTIFICATION:

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

SIGNATURE OF PETITIONER/AGENT:

Deborah Rusy MD, MBA

DATE:

October 22, 2021

PETITION FOR GRANT OF VARIANCE

DEBORAH RUSY & MARK SCHESSLER

ATTACHMENT A

The applicants hereby petition the Door County Board of Adjustment for a variance from Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance which requires all accessory structures to maintain a 15' setback from the side lot line.

The applicant proposes to construct a 20' x 24' one-story detached garage which will be located as close as 10' to the side lot line.

BACKGROUND:

This parcel is located in the southeastern part of Liberty Grove on North Bay of Lake Michigan and is bound by CTH Q to the west and bisected by the town road named N Bay on the waterside. Wetlands are found on the western part of the parcel.

The existing residence is non-conforming since it does not meet the current side yard setback or road right-of-way setback. In the SF-30 zoning district, the side yard setback for a principal structure is 20' and the house is about 10' away. The town road right-of-way setback is 65' from the centerline and the house is approximately 47' to the centerline of the right-of-way.

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QUESTIONS

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Please provide complete responses regarding a), b), and c) below. Attach additional pages if necessary. To qualify for a variance, the applicant must demonstrate that their request/situation meets the following three requirements:

a.) UNIQUE PROPERTY LIMITATIONS

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not factors in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

Unique features of this property prevent compliance with the terms of the ordinance, including:

By using a 10 foot side setback, we would preserve several 40 foot tall mature cedar trees.

We are hoping to preserve the mature trees on both sides of the open area where the accessory building would sit. (See pictures). This would allow for keeping mature trees on all 4 sides of the structure, thus maintain the natural scenic beauty of the property.

There are wetlands on the back side of the property which prevent building back farther. This proposed structure would adhere to the wetland setback.

No deforestation would be needed if we can use the 10 foot side setback.

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b.) UNNECESSARY HARDSHIP

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restrictions effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests.

Unnecessary hardship is present because:

This is the only open area on our property which would allow for an accessory structure without the
deforestation of mature trees. To do this, we are asking for a 10 foot side setback.

There are trees on the outside of this setback, which will help to hide the structure from view,
and would be kept in place.

If allowed to use a 10 foot setback, we will not need to cut down the mature row of trees to the left of
the proposed building, which will maintain the scenic building, and also act to shield the building.
Also, wetland and mature forest prevent building at the rear of the property.

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c.) **NO HARM TO PUBLIC INTERESTES**

A variance may not be granted which results in harm to public interests. In applying this test, the Board of Adjustment must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of an ordinance and may include:

- Public health, safety and welfare
- Water quality
- Fish and wildlife habitat
- Natural scenic beauty
- Minimization of property damages
- Provision of efficient public facilities and utilities
- Achievement of eventual compliance for nonconforming uses, structures and lots
- Any other public interest issues

A variance will not be contrary to the public interest because:

This will not affect public health, safety and welfare. This will not affect water quality.

This will actually help to preserve the scenic beauty, as if we must build in the 15 foot side setback, it would require the loss of several mature trees.

This will not affect the next door neighbors.

By using a 10 foot side setback, we would build only in the current open space, and maintain trees on all 4 sides which would hide the structure from the eye , and be a deep setback from the road, and out of sight.

STAFF REPORT

Petition for Grant of Variance

Parcel Number: 0180127312821B - TOWN OF LIBERTY GROVE

PDF Map#: 27 12

PLSS Section-Town-Range: NE of NW 27-31-28

Property Address: 9713 N BAY DR

Owner Name: DEBORAH A RUSY

Co-Owner: MARK A SCHESSLER

Mailing Address:

412 FARWELL DR

MADISON, WI 53704

Legal Description (See recorded documents for a complete legal description):

COM 2291.10'N20°W CNTR SEC 27:N21°W ALG E LN CTH "Q" 100.29' N63°E226' TO HWM SE
LY ALG HWM 100' S63°W229' BG.

School District: Gibraltar

Valuations: 2021

Taxes: 2020

Acres: 0.53

Real Estate Tax: \$1676.02

Land Value: \$70000

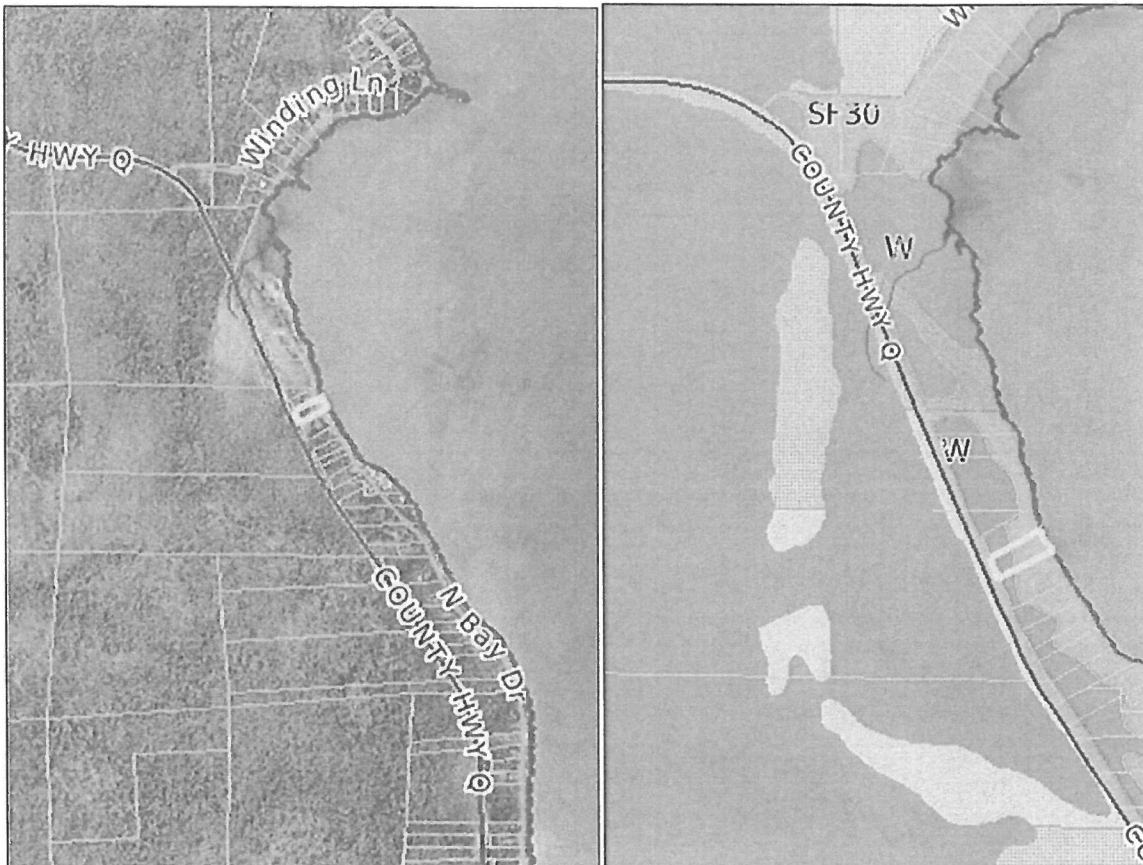
Special Tax: \$0.00

Improved Value: \$96600

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$167300



Aerial - Close-Up

Printed 11/04/2021 courtesy of Door County Land Information Office



... from the Web Map of ...
([//www.co.door.wi.gov](http://www.co.door.wi.gov))
Door County, Wisconsin
... for all seasons!

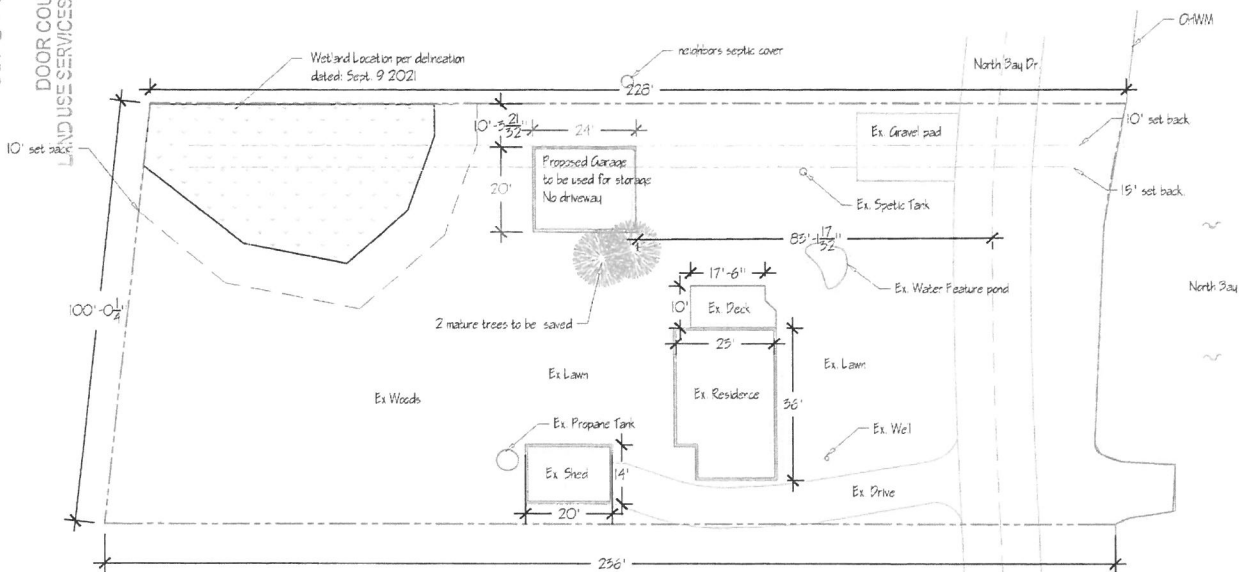


Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

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Note: Dimensions and structures taken from survey dated 6-25-2017

Impervious calculations:
Lot size: 29,000 S.F.
Existing and proposed S.F.: 2,950 S.F.
Percentage: 12.7%

DATE: 9/21/21
PRINT: 17X11"
SCALE: 1" = 20'-0"

Proposed Garage

Site Plan for:
Rosa / Schessler Residence
9715 North Bay Drive
Scales Harbor WI 54202

This design is the intellectual property of Glacier Landscape Inc. and may not be reproduced or implemented in whole or part by any method without the written consent of Glacier Landscape Inc.

0'-0" 20'-0" 40'-0"



Design Name: 1950285
Design ID: 305859664446
Estimate ID: 29158

MENARDS
Design & Buy™ GARAGE

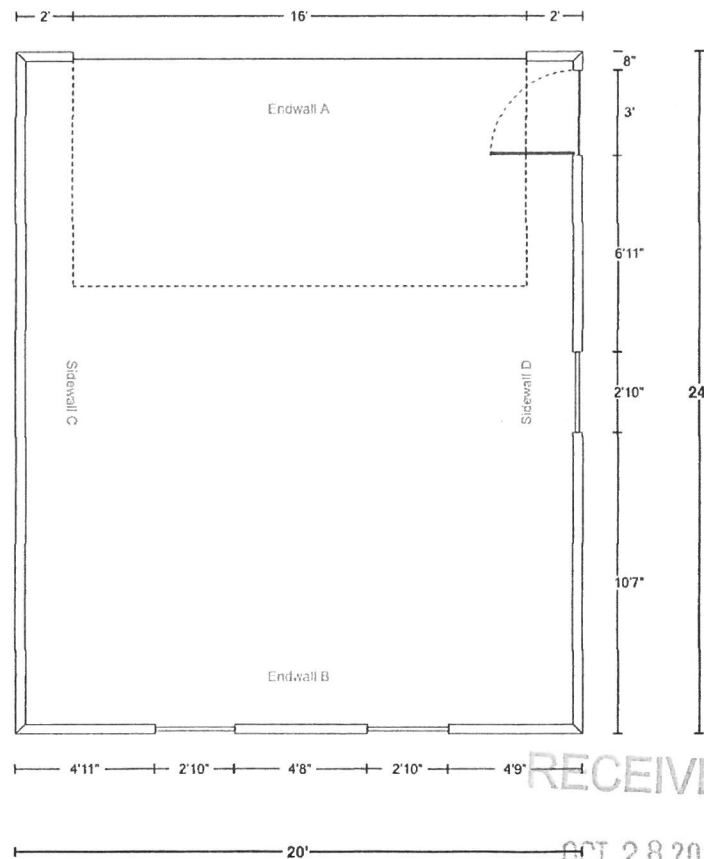
How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

Garage Image

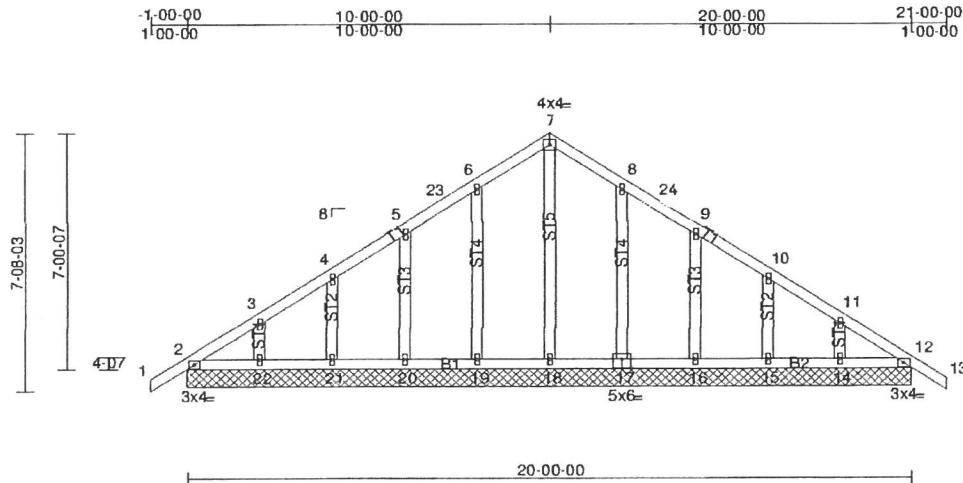


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 LAND USE SERVICES DEPARTMENT

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
qtrec0501016	T1E	COMMON	1	1	
Midwest Manufacturing, Eau Claire, WI					
Run: 8:100 s Apr 9 2017 Print: 8:100 s Apr 9 2017 MITek Industries, Inc. Thu Apr 20 07:56:24 2017 Page: 1					
ID: OIOPSK31Ht2FZbAADbsP2zPSIV-f3le8QEW7TMZ1bYPygWvFURRcsIs67D6IQzyD0MzOu65					



Scale = 1:53.5

Plate Offsets (X, Y): [17:3-00,3-00]

Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in	(loc)	l/deft	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.05	Vert(LL)	n/a	-	n/a	999	197/144
Snow (Ps/Pg)	20.8/30.0	Lumber DOL	1.15	BC	0.03	Vert(TL)	n/a	-	n/a	999	
TCDL	7.0	Rep Stress Incr	YES	WB	0.10	Horiz(TL)	0.00	12	n/a	n/a	
BCLL	0.0	Code	IRC2009/TPI2007	Matrix-R							
BCDL	10.0										
Weight: 90 lb FT = 0%											

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

REACTIONS All bearings 20-00-00.

(lb) - Max Horiz 2=158(LC 8)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 12, 14, 15, 16, 17, 19, 20, 21, 22
 Max Grav All reactions 250 (lb) or less at joint(s) 2, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) exterior zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cl=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 20.8 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6" tall by 2'-0" wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 19, 20, 21, 22, 17, 16, 15, 14, 12.
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

BRACING

TOP CHORD
 BOT CHORD

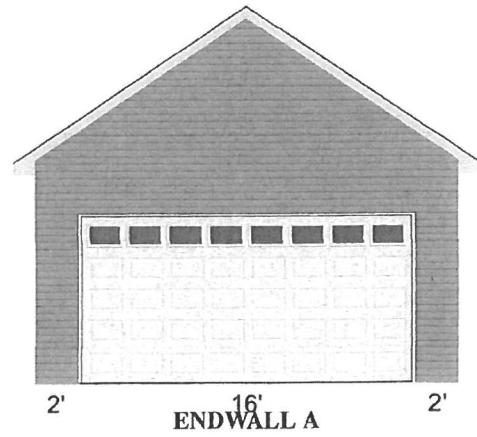
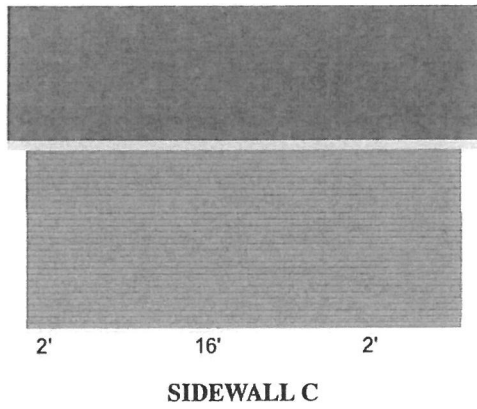
Structural wood sheathing directly applied or 6'-0" oc purlins.
 Rigid ceiling directly applied or 10'-0" oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

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OCT 28 2021

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Ideal Door® Traditional 16' x 8' White Insulated with Windows

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

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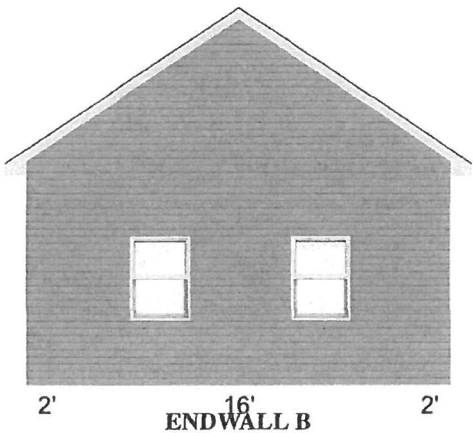
OCT 28 2021

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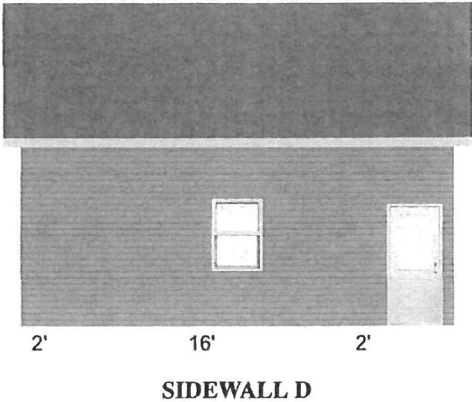
Dimensions

Wall Configurations

*Illustration may not depict all options selected.



34"W x 48"H JELD-WEN® Vinyl Double Hung
34"W x 48"H JELD-WEN® Vinyl Double Hung



Mastercraft® 36"W x 80"H Primed Steel Half Lite
34"W x 48"H JELD-WEN® Vinyl Double Hung

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OCT 28 2021

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Materials

Building Info

Building Location Zip Code:	53704
Building Width:	20'
Building Length:	24'
Building Height:	10'
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Scissor
Roof Pitch:	8/12 Pitch
Eave Overhang:	1'
Gable Overhang:	1'
Concrete Block Option:	None
Anchor bolt:	Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Custom Garage Plan:	Yes I need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABCTO® Cedar Creek™ Double 4" Dutchlap - Slate Blue
Accent Material Type:	Vinyl
Vinyl Accent:	Cedar Impressions® Double 7" Straight Edge Rough-Split Shakes - Sterling Gray
Endwall A Accent:	yes add gable accent
Endwall B Accent:	yes add gable accent
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

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Roof Info

Roof Sheathing:	1/2" OSB (Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.) - Onyx Black
Roof Underlayment:	#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia material Type:	Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia - White
Soffit material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit - White
Gutter material Type:	None
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None

Openings

Entry Door:	Mastercraft® 36"W x 80"H Primed Steel Half Lite
Overhead Door:	Ideal Door® Traditional 16' x 8' White Insulated with Windows
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	34"W x 48"H JELD-WEN® Vinyl Double Hung
Windows:	34"W x 48"H JELD-WEN® Vinyl Double Hung
Windows:	34"W x 48"H JELD-WEN® Vinyl Double Hung

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None

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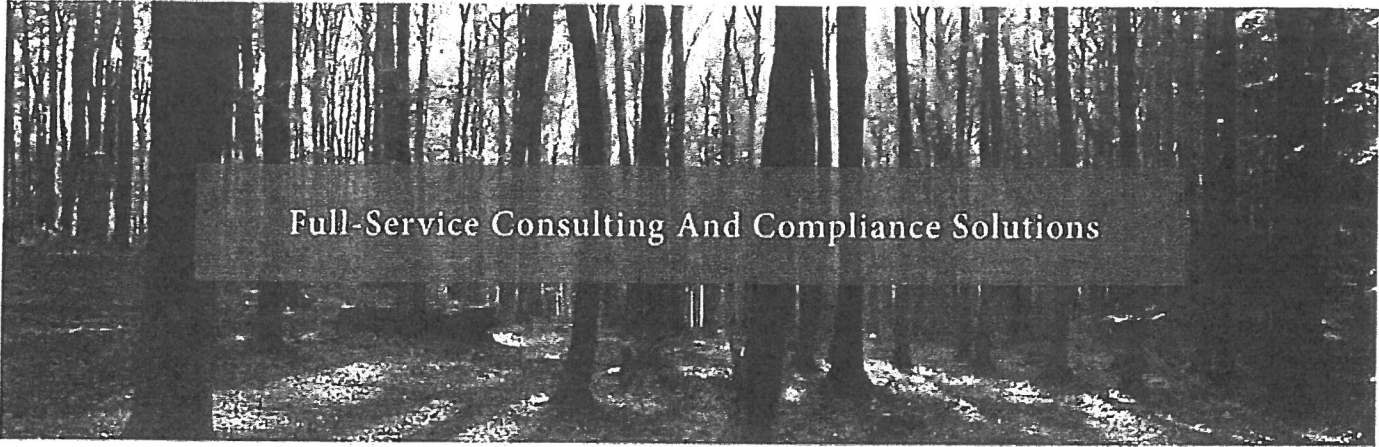
Preserve
Trees-

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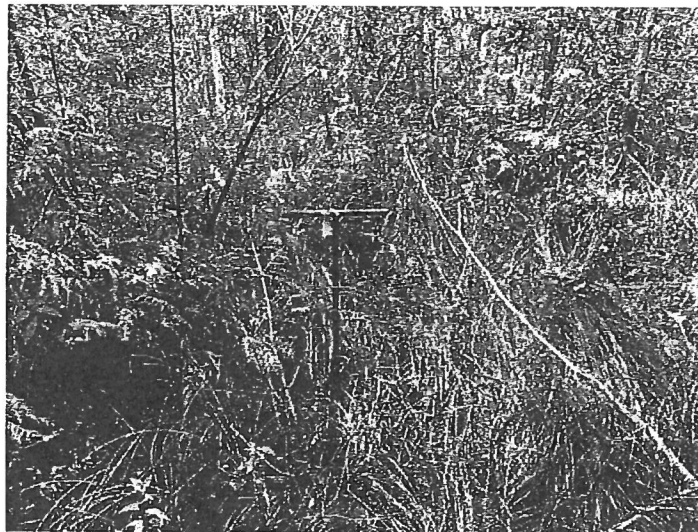
Preserve Trees-



Full-Service Consulting And Compliance Solutions

2920 S Webster Ave Ste C Green Bay, WI 54301 800.576.2436 www.bayenvironmental.com

WETLAND DELINEATION REPORT



SCHessler PROPERTY
9713 N. BAY DRIVE
TOWN OF LIBERTY GROVE, DOOR COUNTY, WI
PARCEL ID No.: 0180127312821B

September 9, 2021



ENVIRONMENTAL HEALTH & SAFETY EXPERTS

WETLAND DELINEATION REPORT

SCHessler PROPERTY
9713 N. BAY DRIVE
TOWN OF LIBERTY GROVE, DOOR COUNTY, WI
PARCEL ID No.: 0180127312821B

Prepared For:

Mr. Mark Schessler
412 Farwell Drive
Madison, WI 53704

Prepared By:



Bay Environmental Strategies, Inc.
2920 S. Webster Avenue, Suite C
Green Bay, Wisconsin 54301

Mark Love
Project Manager
Assured Wetland Delineator

Jim Rabideau, PG, PSS
President

Figure 5 - Wetland Delineation Map
Schessler Property
North Bay Road, Liberty Grove, Door County, WI
August 2021



Legend

-  Sample Points
-  Wetland Boundary
-  Project Area



**RICHARD H ERBE
904 AUGUSTA ST
WATERFORD, WI 53185**

**THE NATURE CONSERVANCY
633 W MAIN ST
MADISON, WI 53073**

**KENNETH R ERBE
26310 DEKLETH DR
WIND LAKE, WI 53185**

**PAUL C & KAY A WILSON TRUST
PO BOX 167
EPHRAIM, WI 54211**

**PHILLIP A TATLOW
233 W JEWEL AVE
KIRKWOOD, MO 63122**

**DEBORAH A RUSY
412 FARWELL DR
MADISON, WI 53704**

**ALEXANDER R JR HENDERSON
127 N BARKER ST
NEW BUFFALO, MI 49117**



Town of Liberty Grove

We're Like Nowhere Else

November 10, 2021

To: Adjacent landowners of Deborah Rusy & Mark Schessler

Ref: Application for Petition for Grant of Variance, Parcel # 018-01-27312821B, 9713 N Bay Rd

This letter comes to you as notice that Deborah Rusy & Mark Schessler petitions for a variance from Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance which requires all accessory structures to maintain a 15' setback from the side lot line. The applicants propose to construct a 20' X 24' one-story detached garage which will be located as close as 10' to the side lot line.

The Town Plan Commission will discuss and act on this application at a teleconference (Zoom) meeting to be held Monday, November 29, 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 petition and make a recommendation to the Door County Board of Adjustment.

You or your representative may attend this meeting on November 29th and comment on this variance application. If you cannot attend the meeting, you may send comments to the Town at the address below, by fax to 920-854-7366, or by email to tlibertygrove@gmail.com. Written, faxed, and emailed comments will be accepted 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, 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

Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove

Zoom link: <https://us02web.zoom.us/j/81928583064?pwd=MUIwR0owUGhUT3pLVFhyVjJ4UzRFQT09>

Meeting ID: 819 2858 3064

Password: 647166



Town of Liberty Grove

We're Like Nowhere Else

November 10, 2021

To: Deborah Rusy & Mark Schessler

Ref: Petition for Grant of Variance, parcel # 018-01-27312821B, 9713 N Bay Rd.

This letter comes to you as notice that the Town of Liberty Grove has received a copy of your Petition for Grant of Variance for parcel # 018-01-27312821B

The Town Plan Commission will discuss and act on this application at a teleconference (Zoom) meeting to be held Monday, November 29, 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 petition and make a recommendation to the Door County Board of Adjustment.

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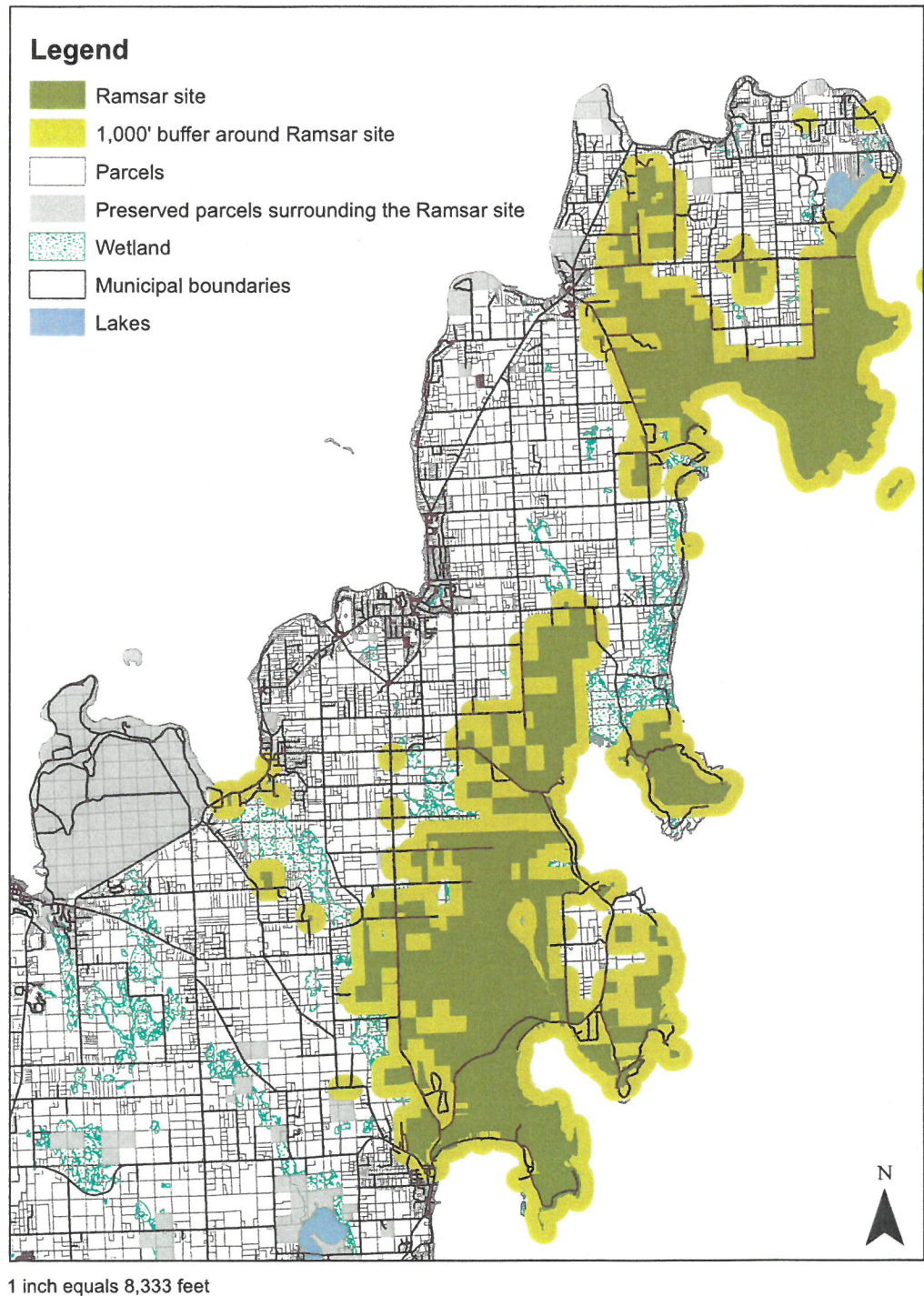
Sincerely,

Anastasia Bell

Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove

Zoom link: <https://us02web.zoom.us/j/81928583064?pwd=MUIwR0owUGhUT3pLVFhyVjJ4UzRFQT09>
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Ramsar Site #2218
Door Peninsula Coastal Wetlands
Designated a Ramsar Wetland Area of International Importance



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.