

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Wednesday, December 22, 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: 12-8-21
5. Public input
6. Conditional Use Application: Marina Development, LLC – parcels 018-82-1101 & 018-82-1102
7. Campground Overlay versus Ordinance
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/83628890171?pwd=c2RWSTBaSHdVSHRMMkdXMUQ0dTczdz09>

Meeting ID: 836 2889 0171

Password: 457175

To find your local number visit <https://zoom.us/join>. 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 November 29, 2021
(This meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 11/29/21
5. Public Input
6. Conditional Use application: Yacht Haven LLC – parcels 018-02-32322844M & 018-02-32322844C5
7. Correspondence
8. Future meeting dates
9. Adjourn

Chair Nancy Goss called the meeting to order at 7:00pm. Commissioners Anne Miller, Cathy Ward, Paul Bokelmann, Dan Watts, and Paul Schwengel were present along with Clerk/Treasurer Anastasia Bell and 1 member of the public via teleconference (Zoom). Commissioner Bill Surbaugh was excused.

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

Ward moved, Miller second to approve the 11/29/21 minutes as presented. Passed 6-0.

Public Input – None

CUP Application, Parcels 018-02-32322844M & 018-02-32322844C5 – Deb Duren confirmed the variance was granted at the County level. Hours of operation are not an issue and there will be a gate to restrict access after hours. **Goss moved, Miller second** to recommend the CUP for parcels 018-02-32322844M and 018-02-32322844C5 be approved. Roll call vote with Bokelmann, Goss, Miller, Ward, Schwengel, and Watts voting aye, no nays. Passed 6-0.

Correspondence – Goss reported the County will remove the small areas of the map as discussed at the last meeting and they can provide large maps for the office.

The next tentative meetings will be 12/22/2021 and/or 1/12/2022 at 7:00pm via Zoom.

Bokelmann moved, miller second to adjourn at 7:25pm. 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

Sue Vanden Langenberg, Zoning Administrator

Direct line: (920) 746-2221

Main office line: (920) 746-2323

FAX: (920) 746-2387

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

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

December 10, 2021

Town of Liberty Grove
C/O Anastasia Bell
Sent via e-mail

Re: Conditional Use Permit Application: Tax Parcel # 018-82-1101 & 018-82-1102
10977 Harbor Shores Ct. (Units 1101 & 1102)

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 Liberty Grove at an upcoming Door County Resource Planning Committee meeting. The scheduling process for the hearing will begin on January 6, 2022, 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.

Enclosed is a "Town Recommendation Worksheet" which we ask you complete and send back to the Door County Land Use Services Department. (We have also included the decision-making worksheet the Resource Planning Committee uses. This is for your reference only; we do not want or expect you to fill this out.) As a reminder, comments may be submitted to the Land Use Services Department up until noon the day before the public hearing, and/or the town may offer verbal testimony at the hearing.

Marina Development, LLC requested a conditional use permit to construct a 2-unit building with a total of 7 bedrooms in the existing Multiple Occupancy Development known as Yacht Harbor Shores Condo. This is considered an expansion of the existing Multiple Occupancy Development. The property is located at 10977 Harbor Shores Ct. and is zoned High Density Residential (HD).

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,

Sue Vanden Langenberg

Zoning Administrator

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

CC: C/O Christopher Schmeltz, Marina Dev., LLC, via e-mail (w/enclosure)
Property owners within 300 feet of the project (w/out enclosure).

Door County Planning Department Request for Town Recommendation

Marina Development, LLC requested a conditional use permit to construct a 2-unit building with a total of 7 bedrooms in the existing Multiple Occupancy Development known as Yacht Harbor Shores Condo. This is considered an expansion of the existing Multiple Occupancy Development. The property is located at 10977 Harbor Shores Ct. and is zoned High Density Residential (HD).

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

CONDITIONAL USE PERMIT WORKSHEET

Applicant _____

Project _____

The Door County Resource Planning Committee (RPC) decision to approve, approve with conditions, or deny a Conditional Use Permit (CUP) must be supported by substantial evidence. A CUP 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 substantial evidence exists to support the opposite conclusion, i.e., that the conditions and requirements the applicant must meet to obtain the conditional use permit are not or will not be satisfied.

Substantial evidence: 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.

Standard	Has the applicant met their burden of proof? (Yes / No / N/A)	Has convincing opposing substantial evidence been provided? (Yes / No / N/A)	Are there conditions which should or can be attached, whether to: a) insure ordinance compliance, b) address the lack of substantial evidence, and/or c) address convincing and substantial opposing evidence?
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.			<i>For example: Access restrictions? Parking? Hours of operation? Hours open to public? Screening? Increased setbacks? Restrictions on signs?</i>
17) The impact of the proposed project on public health, public safety, or the general welfare of the County.			<i>For example: Compliance with local, state, and federal codes, laws, orders, ordinances, and rules?</i>
Other topics? (The RPC may consider topics in addition to the above.)			

The Resource Planning Committee shall establish a completion date for the proposed project: _____

The Resource Planning Committee may impose conditions regarding the permit's duration, transfer, or renewal.



County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

DRAFT STAFF REPORT Conditional Use Permit Application

Applicant Information

- **Name & property address:** Marina Development, LLC: 10977 Harbor Shores Ct.
- **Parcel identification number:** 018-82-1101 & 018-82-1102
- **Zoning district:** High Density Residential (HD)
- **Petition request, including sections of zoning ordinance requiring permit:**
The applicant proposes to construct a 2-unit building with a total of 7 bedrooms in the existing Multiple Occupancy Development known as Yacht Harbor Shores Condo.

Ordinance Sections: 2.05(3)(a), 4.08(8), & 11.04

Background/History

The two buildings in the northeast corner of the property were approved by Conditional Use Permits in 2007 and 2010. Permits for both buildings had expired. The southerly building (PIN: 018-82-1001 & 018-82-1002) was again authorized by conditional use permit in 2019.

Description of Subject Property

- **Lot area, width, and depth:** 8.86 acres, 571 feet wide, 683 feet deep.
- **Frontage - water, road:** No water frontage; 571 feet along N. Bayshore Dr. (Hwy. 42)
- **Existing uses/structures:** Existing condominium / nine (9) existing duplexes with a total of 52 bedrooms.
- **Access:** Existing driveway provides access from N. Bayshore Dr. (Hwy. 42).
- **Traffic patterns/road usage:** Busy highway that provides access through the village of Sister Bay. Subject property is served by a private road with access from Highway 42.
- **Water and sanitation:** Public sewer and water.
- **Significant topography or vegetation:** Property slopes down approximately 48 feet from east to west. A stormwater runoff plan was previously approved and implemented on this property. Small amount of woodland on eastern portion of property. Large open grassy field on western portion of property.

Surrounding Area: See attached air photos and zoning maps.

Zoning Considerations

Purpose of zoning district: DCZO Section 2.03(15) High Density Residential (HD). This district is intended to provide areas for a variety of residential uses, including multiple occupancy developments, manufactured home parks, and single family residential development at fairly high densities. This district is intended to be located in areas with an existing mixture of residential types, certain regions which are served by public sewer, and other locations where high density residential developments are appropriate. This district is not intended to develop into centers of commercial activity and, thus, most commercial uses are not permitted. Lot sizes of at least 20,000 square feet are required for new lots which are not served by public sewer.

- **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**
 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.

The following conditions (6 – 8) are from previous CUP approvals.

6. Propane lines shall be installed in such a way as to be detectable from above ground and the lines and tanks shall be registered under the Door County Propane Registry Program.
7. Work hours for exterior construction shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.
8. Vegetative screening shall be established along the north lot line in such a way as to meet the desires of the Erickson family.

Comprehensive Plan Considerations

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

The property in question is designated on the county future land use map as "Commercial" and "Core Area," as described below and shown on the attached map.

Commercial – *"Commercial" areas are those intended for development with retail sales, trade of goods and/or services, commercial offices, and commercial lodging establishments and are found largely in community centers, core areas, or "downtowns." Commercial areas should maintain defined boundaries, avoid excessive access points to major roads by encouraging shared driveways or internal circulation patterns, and have buffering or screening of light industrial uses and storage and parking areas from adjacent public rights-of-way and residential areas. Highway corridor development should avoid further strip development and loss of community separation by limiting future development density, employing stringent setbacks, and requiring screening of new uses. Note that the future land use maps depict many "outlying" (i.e., non-core) commercial areas, reflecting existing commercial zoning or businesses such as multiple occupancy developments; when redevelopment is proposed for the latter, it should be undertaken carefully and with consideration for neighborhood compatibility.*

Core Areas

The areas encompassed by the core area boundaries consist of existing built-up communities and their planned expansion areas. These communities already contain a fairly dense mixture of commercial, residential, and institutional uses. In many

cases public sewer already exists. In general, future high density (re)development, whether commercial, residential, or mixed-use, should be directed to these areas. Guidelines for these areas are as listed below.

- Maintain the vital community character of these core areas by encouraging future commercial, residential, and institutional uses to locate in these areas.*
- Allow higher density development in accordance with the availability of and capability of wastewater treatment systems.*
- Within individual development core areas, guide the future development pattern by identifying suitable locations for each type of desired development (e.g., retail, single family residential, mixed-use, townhouses, etc.).*
- Promote orderly and rational expansion of these communities, particularly by avoiding a linear strip development pattern along major roads in favor of a more compact development pattern. Where possible, communities should strive to maintain a distinct "edge" to their built-up areas.*
- Avoid sprawl by maintaining undeveloped parts of the core areas as lower density rural lands until such land is actually needed to accommodate growth from the central parts of the core areas.*
- Encourage infill development and redevelopment.*

Targeting much of the projected commercial and higher-density residential development to core areas will serve to allow the county to grow with minimal "sprawling," utilize sewer or planned sewer extensions, expand commercial and industrial uses contiguous to existing such uses, and maintain the rural atmosphere of outlying areas of the county. Core areas are therefore those areas of the county deemed to be designated for "Smart Growth," as defined by the Wisconsin legislation's 14 municipal planning goals.

The proposed use of the property is in keeping with the guidelines for its future land use designation of Commercial and Core Area, described above.

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

SKV/RYS
December 8, 2021

Aerial Map (neighborhood)

Conditional Use Permit

Marina Development, LLC: 018-821101 & 02

Proposed Use: multiple occupancy development

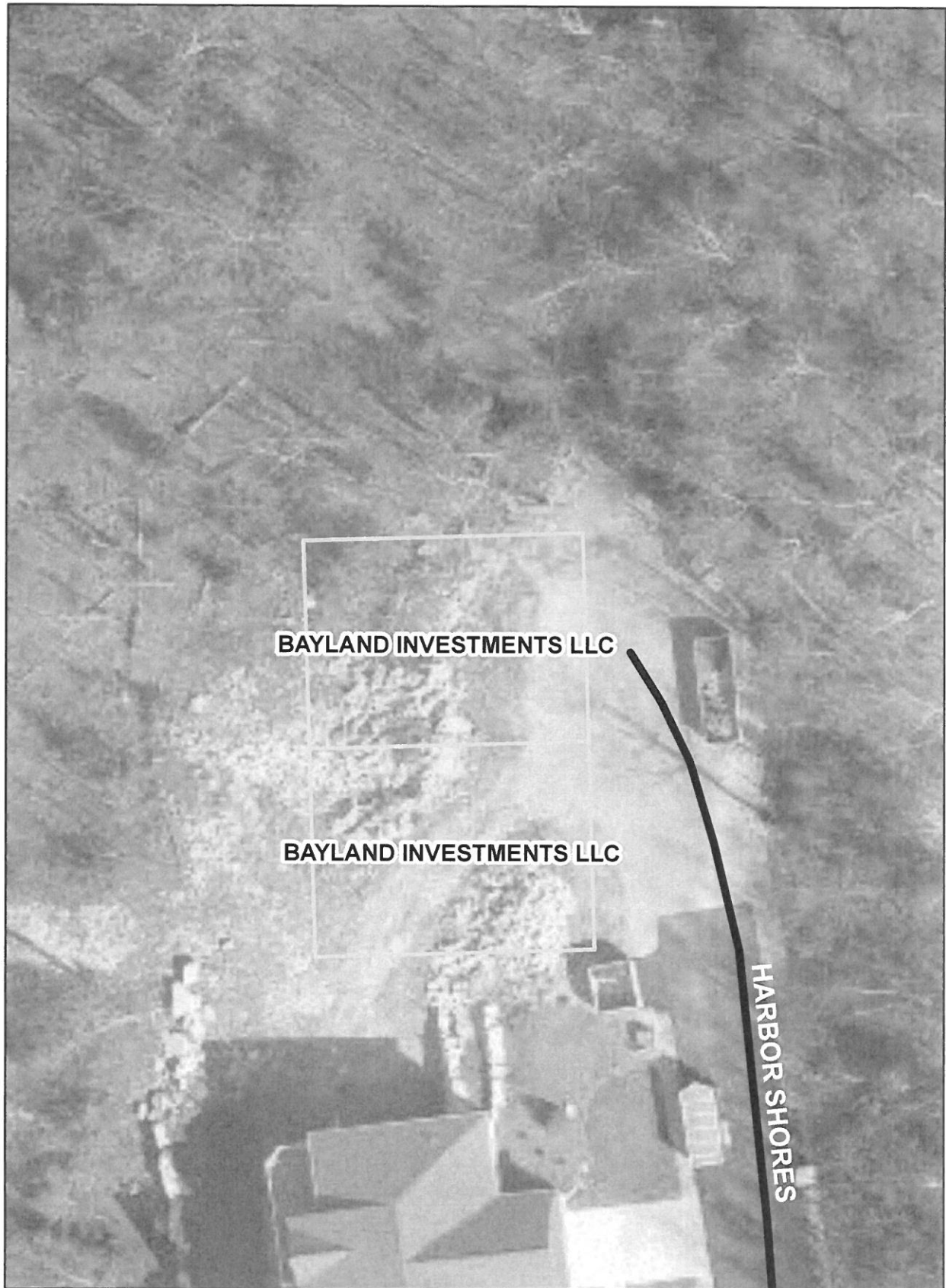


Aerial Map (close-up)

Conditional Use Permit

Marina Development, LLC: 018-821101 & 02

Proposed Use: multiple occupancy development



Zoning Map

Conditional Use Permit

Marina Development, LLC: 018-821101 & 02

Proposed Use: multiple occupancy development



Future Land Use Map

Conditional Use Permit

Marina Development, LLC: 018-821101 & 02

Proposed Use: multiple occupancy development



**CONDITIONAL USE PERMIT APPLICATION OVERVIEW AND
ON-SITE INSPECTION AUTHORIZATION**

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).

(I) (We)

Full name(s): Chris Schmeltz

Propose to:

Construct a condominium building on parcel # 01-882-1101 as approved in the second amendment of the

Yacht Harbor Shores Condominium Development located at 10977 Harbor Shores Ct. Liberty Grove, WI.

The existing use of structure or land in question is:

Vacant Land

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.

SIGNATURE OF APPLICANT/AGENT: CTL

DATE: 11-24-21

Yacht Harbor Shores Condominium

DRAFT PLANS Unit 1101 and 1102 Sister Bay, WI 54234





WEST ELEVATION
Scale: 1/4" = 1'-0"

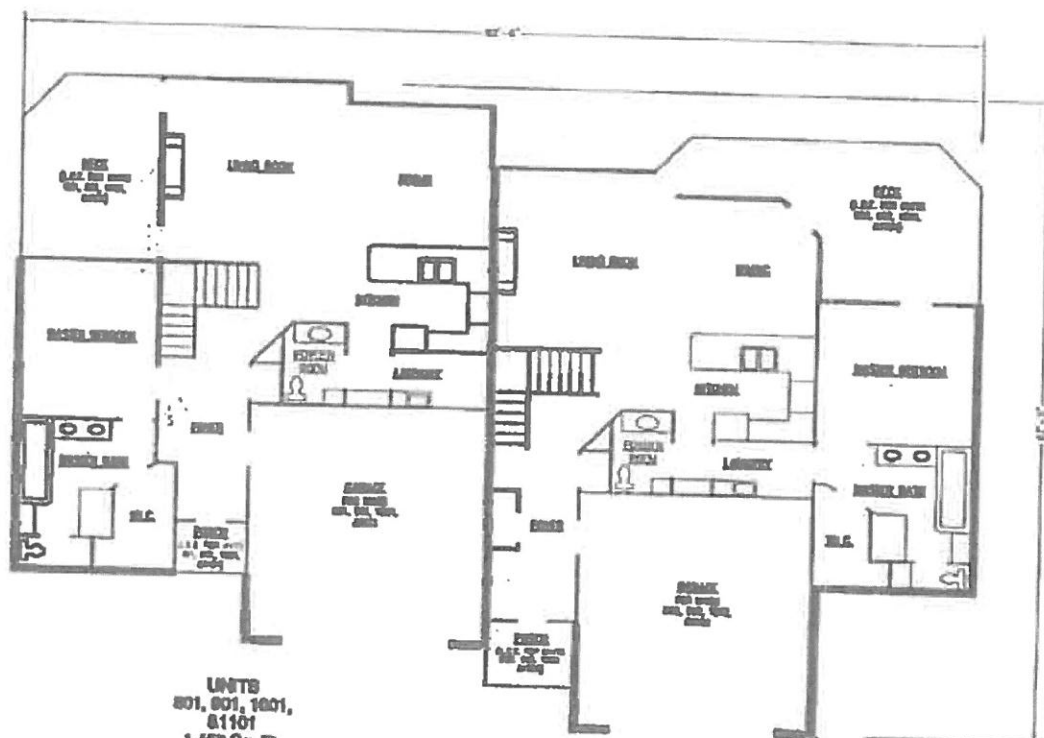


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

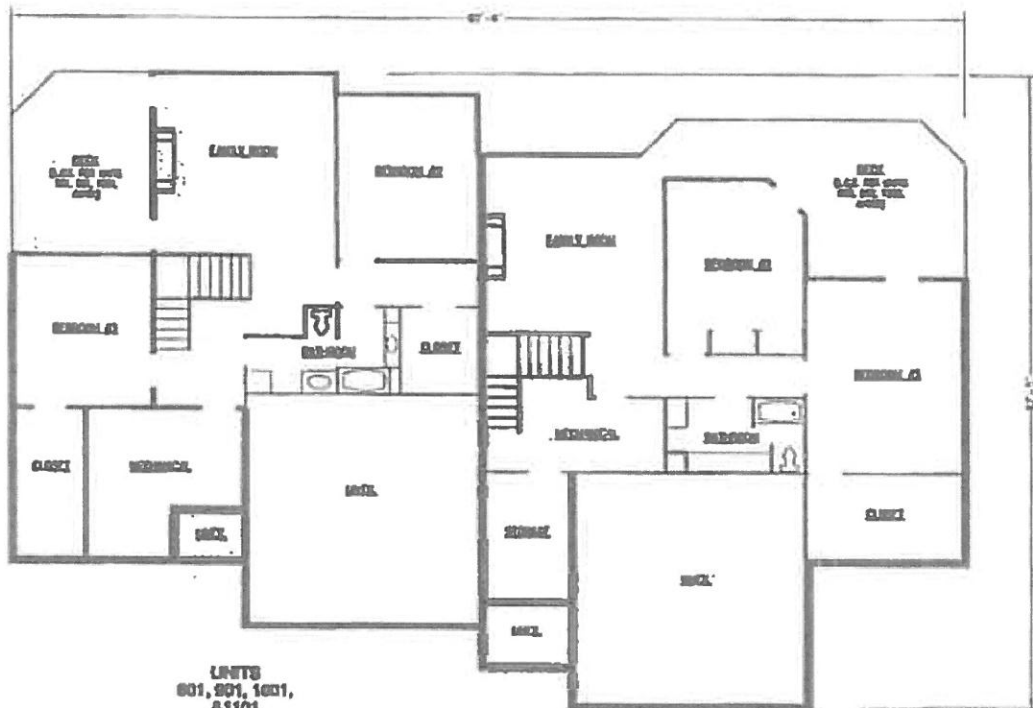


2 NORTH ELEVATION



UNITS
801, 801, 1001,
81101
1,450 Sq. Ft.
(This Floor)

UNITS
802, 802, 1002,
81102
1,450 Sq. Ft.
(This Floor)



UNITS
801, 801, 1001,
81101
1,450 Sq. Ft.
(This Floor)

UNITS
802, 802, 1002,
81102
1,420 Sq. Ft.
(This Floor)



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

APPLICATION FOR CONDITIONAL USE PERMIT

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 Marina Development, LLC
No. PO 142 Street _____
City Ephraim State WI Zip 54211
Phone # _____ - _____ - _____
Cell Phone # 773- 750- 6376
Email: jacomanagement1@gmail.com

2. BUILDING SITE LOCATION

Fire # 10977 Road Harbor Shores Ct
Town of LIBERTY GROVE
Local Phone # _____ - _____ - _____

3. BUILDER NAME AND MAILING ADDRESS

Name PACKERLAND BUILDERS, LLC
No. _____ Street _____
City _____ State _____ Zip _____
Phone # _____ - _____ - _____
Cell Phone # 920- 371- 4815
Email: allengokey@hotmail.com

4. SURVEYOR/ENGINEER CONTACT INFORMATION (If applicable)

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

5. PROPERTY IDENTIFICATION

Parcel No. 01 - 882 - 1101

6. PROPOSED USE OF LAND OR STRUCTURE

Last building of the approved Second Amendment to the
Condominium Declaration recorded on Sep. 14, 2007
Yacht Harbor Shores, Inc Condominium

7. SANITARY PERMIT

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

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 # _____ Fee _____ Date _____

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

Chris
Date 11-19-21



**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

**PROJECT SCOPE DECLARATION
[2017 Wisconsin Act 68; Effective November 29, 2017]
and AUTHORIZATION FOR INSPECTION**

Please provide a description of your project.

This is the last unit of Yacht Harbor Shores Condominium Development. The Original Conditional Use Permit

Was approved on February 6, 2017. The duplex unit will meet the footprint and exterior view of the previous plan.

§ 66.10015(2)(b), Wisconsin Statutes, provides as follows:

"If a project requires more than one approval or approvals from one or more political subdivisions and the applicant identifies the full scope of the project at the time of filing the application for the first approval required for the project, the existing requirements applicable in each political subdivision at the time of filing the application for the first approval required for the project shall be applicable to all subsequent approvals required for the project, unless the applicant and the political subdivision agree otherwise."

Please check which of the following two statements applies to this project.

- ☐ This is the first application filed for the project in which the full scope of the project has been identified. I acknowledge and understand that, for purposes of § 66.10015(2)(b), Wis. Stats., the full scope of the project is identified in this application.
- ☒ This is not the first application filed for this project where the full scope of the project was identified. The first application was filed with the Town/Village/City/County/State of Liberty Grove, Door County, WI on the 14 day of September, 2007. I acknowledge and understand that, for purposes of § 66.10015(2)(b), Wis. Stats., the full scope of the project was identified in the first application.

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):

Marina Development, LLC

Signature Chre

Date: 11-19-21

Signature: _____

Date: _____

Parcel Number (of Project): 01 - 882 - 1101

Fire Number & Street Address (of Project): 10977 Harbor Shores Ct

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:

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

None

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

It is the last building in the Yacht Harbor Shores Condominium Development,

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

Yes, as the plat was already approved previously.

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

x Public Sewer

 Private Onsite Wastewater Treatment System (POWTS)

Check One

 Existing

 New

Check One

 Conventional Septic

 Other In-ground System

 Holding Tank

- 5) Provision for a potable water supply.

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

 Well

Check One

 Existing

 New

Check One

 Private Well

 Shared Well

CONDITIONAL USE PERMIT ADDENDUM - PAGE 2

6) Provisions for solid waste disposal.

☒ Commercial hauler
☐ Private delivery to collection site
☐ Other _____

7) Whether the proposed use creates noise, odor, or dust.

Noise: None

Odor: None

Dust: None

8) Provision of safe vehicular and pedestrian access.

Vehicular Access

☒ Existing Driveway(s) to Harbor Shores Ct
(Road Name)
☐ New Driveway(s) to _____
(Road Name)

Pedestrian Access

☐ Sidewalks
☐ Path or Trail
☒ No Pedestrian Traffic

9) Whether the proposed project adversely impacts neighborhood traffic flow and congestion.

Existing traffic: ☐ High Levels ☐ Medium Levels ☒ Low Levels
None

CONDITIONAL USE PERMIT ADDENDUM – PAGE 3

10) Adequacy of emergency services and their ability to service the site. PLEASE SEE SEPARATE PAGE.

11) Provision for proper surface water drainage.

- ☐ Natural Infiltration (explain below)
☐ Some Grading of the Site (explain below)
☒ Engineered Stormwater and/or Erosion Control Plan (attach)

Storm water management approved as part of the entire development

12) Whether proposed buildings contribute to visual harmony with existing buildings in the neighborhood, particularly as related to scale and design.

Yes, plan follows the other buildings as required by the Condominium Documents

13) Whether the proposed project creates excessive exterior lighting glare or spillover onto neighboring properties.

None

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.

- Natural Vegetation: ☐ No Removal
☒ Some Removal
☐ Significant Removal (provide Landscape Plan)

- Topography: ☒ No Change
☐ Some Change
☐ Major Change (provide Grading Plan)

CONDITIONAL USE PERMIT ADDENDUM – PAGE 4

15) Whether, and in what amount and form, financial assurance is necessary to meet the objectives of this ordinance.

None

16) Whether, and to what extent, site-specific conditions should be imposed to mitigate potentially problematic impacts of the use.

None

17) The impact of the proposed project on public health, public safety, or the general welfare of the County.

None

The Resource Planning Committee will establish a completion date for the proposed project.

By what month and year will the project be completed? July, 2023

The Resource Planning Committee is allowed to consider topics in addition to the above. Please provide information on additional topics you think the Committee should or may consider in evaluating this project.

Project was approved and recorded in 2007. This is the last building in this development to be constructed and complete phase two.

Note that 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 Resource Planning Committee may, however, impose conditions regarding the permit's duration, transfer, or renewal, in addition to any other conditions pertaining to ordinance standards or the specific criteria listed above. For example, the Committee 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 Resource Planning Committee.

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: liemer@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: Fire Dept will work with Boudhain or Daelgers engineering group to confirm Apperho access and turnarounds

[Signature]
(Signature)

Fire Chief

11/24/2021
(Date)

018-82-1101 + 018-82-1102



SV/KR 12/2/21



Town of Liberty Grove

We're Like Nowhere Else

December 13, 2021

To: Adjacent landowners of Marina Development, LLC
Parcels # 018-82-1101 & 018-82-1102

Ref: Conditional Use Permit Application

This letter comes to you as notice that Marina Development, LLC has submitted an application to the Door County Resource Planning Committee for a Conditional Use Permit to construct a 2-unit building with a total of 7 bedrooms 7 bedrooms in the existing Multiple Occupancy Development known as Yacht Harbor Shores Condo. This is considered an expansion of the existing Multiple Occupancy Development. This property is located at 10977 Harbor Shores Court (Units 1101 & 1102) and is zoned High Density Residential (HD).

The Town Plan Commission will discuss and act on this application at a teleconference (Zoom) meeting to be held Wednesday, December 22, 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 December 22nd and comment on this 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, Clerk/Treasurer
Town of Liberty Grove

Zoom link: <https://us02web.zoom.us/j/83628890171?pwd=c2RWSTBaSHdVSHRMMkdXMUQ0dCezdz09>
Meeting ID: 836 2889 0171
Password: 457175



Town of Liberty Grove

We're Like Nowhere Else

December 13, 2021

To: Marina Development, LLC

Ref: Conditional Use Permit 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 parcels # 018-82-1101 & 018-82-1102

The Town Plan Commission will discuss and act on this application at a teleconference (Zoom) meeting to be held Wednesday, December 22, 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 December 22nd and comment on this 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 libertygrove@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, Clerk/Treasurer
Town of Liberty Grove

Zoom link: <https://us02web.zoom.us/j/83628890171?pwd=c2RWSTBaSHdVSHRMMkdXMUQ0dTczdz09>

Meeting ID: 836 2889 0171

Password: 457175

WILLIAM L ERICKSON
1220 W CHURCH ST
CHAMPAIGN, IL 61821

PATRICK A FRY
1395 SONTA CT
GREEN BAY, WI 54311

LIBERTY BAY LLC
PO BOX 301
SISTER BAY, WI 54234

EDWARD J KEANE
5 WHISKEY CREEK RD
SIOUX CITY, IA 51108

STEVEN E & JUDITH A NEU TRST
1330 CRYSTAL COVE TRL #3
GREEN BAY, WI 54311

JULIA A WHITNEY TRST
PO BOX 859
SISTER BAY, WI 54234

MARINA DEVELOPMENT LLC
PO BOX 142
EPHRAIM, WI 54211

KIMPS LIVING TRUST OF 1991
4645 ESTHER LN
GREEN BAY, WI 54313

ANN L BOREN TRUST
PO BOX 495
SISTER BAY, WI 54234

PAULA A HEDEEN TRST
PO BOX 235
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.