

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission *via Zoom*

Date: Wednesday, January 12, 2022

Time: 7:00 PM

Place: Town Hall, 11161 Old Stage Road

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 12/22/21
5. Public Input
6. Preliminary Plan Review for Jonathan Orrick
7. Correspondence
8. Future meeting dates
9. 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 December 22, 2021
(This meeting was correctly posted)

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

Chair Nancy Goss called the meeting to order at 7:02pm. Commissioners Paul Schwengel, Cathy Ward, Bill Surbaugh, and Dan Watts were present along with Clerk/Treasurer Anastasia Bell and 3 members of the public via teleconference (Zoom). Commissioner Paul Bokelmann was absent.

Surbaugh moved, Schwengel second to approve the agenda as posted. Carried 5-0.

Ward moved, Watts second to approve the 12/8/21 minutes as presented. Carried 5-0.

Public Input – None. Commissioner Anne Miller connected to the meeting.

CUP Application, Parcels 018-82-1101 & 018-82-1102 – Goss confirmed that the County did not have issue with this application being from a new corporation as this often happens with phased developments. Chris Schmeltz confirmed that the cul-de-sac will be appropriately sized for emergency vehicles, the north unit will have 4 bedrooms and the south unit will have 3 bedrooms. MaryKay Shumway, on behalf of Chris Schmeltz, confirmed that the building will be identical in appearance and landscaping to the other buildings and the bedroom changes within are allowed by the association. **Goss moved, Surbaugh second** that the Town send a letter of support to Door County for the CUP for Marina Development LLC for parcels 018-82-1101 and 018-82-1102 provided the emergency vehicle turn around area is resolved with Fire Chief Chris Hecht. Carried 6-0.

Campground Overlay/Ordinance – Goss reported that the County RPC staff advised that a map would assist with the implementation of the overlay which was reviewed by the LG Plan Commission. The County has since suggested the small areas remain on the map. Although, no official statement has been received, the County seems to be discouraging new text amendments and removing current text amendments when possible due to enforcement issues. As it stands, a CUP would be required for a campground in any heartland zoned areas which would bring the application before the Town Plan Commission and the Town Ordinance would be applied. A draft ordinance was reviewed, since it would fall to the Town to complete the land survey, this was removed from the Buffer Zone Boarderline definition. **Goss moved, Schwengel second** to recommend the Town Board approve the ordinance after rescinding their motion to submit the Campground Overlay. Carried 6-0.

Correspondence – Jonathan Orrick has requested a preliminary plan review.

The next meeting will be 1/12/2022 at 7:00pm via Zoom.

Watts moved, Surbaugh second to adjourn at 7:45pm. Carried 6-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer

April 12, 2021

To the Town of Liberty Grove:

I am writing about the 40 acres of land at 1696 Wildwood Road. The land is divided into 35 acres with tax parcel ID 0180227322843A and 5 acres with tax parcel ID 0180227322843B. I own Country Acres Bobcat Services, a light excavation/light landscape company. We would like to figure out a way to store products for sale and use in our business on the front part of this property as well as park equipment on the land. We would like to have bins of mulch, topsoil, stone, and large decorative rocks for retaining walls that would be kept neat and organized. All material would be natural/organic in nature. Nothing would be dug or mined off the property, just stored and displayed. Our hope would be to have a place where clients could come and see a mulch or stone to see color, size, type etc. and then we would deliver or install the products.

This property has always been farmed. The Bergwin family had a barn and cattle. Dick Bergwin had gardens and green houses and the land was farmed for wheat and oats. We bought this property in 2008 and have grazed beef cattle and made hay on the property. In talking with the zoning department, they said that a conditional use permit would not work on agricultural land. They suggested I work with the town to find the best solution and suggested Countryside zoning. Please discuss the best options to achieve this goal and reach out to me with any questions or concerns.

On a side note, I believe that we have an affordable housing problem in Northern Door. I feel that we have a growing need for people to work in the service sector. How do we attract young families or keep our own families here when land to build a starter home is so expensive? I would entertain developing this land into smaller lots, such as 2.5 to 5 acre lots and developing smaller starter homes for young families. I would be interested in purchasing and developing the 60 acre parcel directly to the north that is owned by the Village of Sister Bay, if we were able to change zoning to allow this type of development. Directly to the west is Wildwood Court where there are 5 acre lots and there is a 5 acre lot carved out of the front of my 40. There are also multiple small lots in the neighborhood like ID# 0180227322841B 3.36 acres, ID# 0180227322833C 1.15 acres, 0180227322833B 3.4 acres, 0180227322823B 3.96 acres, 0180227322812D 3.5 acres, 0180227322812C 5.11 acres, 0180227322811C 5.11 acres, 0180227322811D 5.11 acres. Ironwood Road has half a dozen parcels 5 acres and under.

I would only need the conditional use for landscape supply on the front portion close to the road by the barn and this would be the immediate need. The division could be discussed later. Please get back to me with your thoughts.

Thank you,
Jonathan Orrick

Narrow Gate Properties
Country Acres Bobcat Services
11345 Wildwood Court
Sister Bay, WI 54234
(920) 421-1335

Country Acres Bobcat Services Proposal For:

1696 Wildwood Road

11345 Wildwood Court

Proposed By:

Jonathan Orrick

(920) 421-1335

Orrick9000@gmail.com

Country Acres Bobcat Services Proposal

Introduction

My name is Jonathan Orrick and I own and operate Country Acres Bobcat Services. I own a home on 5 acres on Wildwood Court and a 40-acre farm on Wildwood Road. I have been a year-round resident of Door County since I was 18 years old while my wife, Megan (Robinson) Orrick, was born and raised here. Her parents have spent most of their lives in Door County, owning and operating businesses. Megan and I have 6 children, 3 grown adults and 3 still at home. Two of our adult children have left the area due to lack of affordable housing but are very interested in settling here and contributing to the community and to the family business if housing can be arranged. Our son works for the Town of Liberty Grove and is currently renting, hoping to buy or build a place of his own. Our community has been affected by many situations similar to ours, with the rising cost of living and lack of available housing. If this continues, Door County will be at an even greater shortage of employees and young families contributing to the economy and community. In order to ensure better housing for our family and the growth of our family business, we ask that you consider the following proposal.

Aerial Image of 1696 Wildwood Road



Country Acres Bobcat Services Proposal

Aerial Image of 11345 Wildwood Court



Proposal for 1696 Wildwood Road, Sister Bay, WI

Proposed plan for redevelopment of our land

- 1) Apply for a regular zoning permit to construct a 28x60 residence with a 28x28 attached garage
- 2) Apply for a permit to fix up the old granary along the road for storage
- 3) Change the zoning to Countryside
- 4) Apply for a conditional use permit for a trade and contractor establishment
- 5) Construct a 40X60 or 40X80 building, if allowed, for truck and equipment storage

Reasoning

Our main goal is to operate the business on the property. However, since we are currently building a house for aging parents on the property and have 6 children that will eventually need homesites, we propose changing the zoning to CS-5. We feel that CS-5 zoning would best fit our family's needs and allow us to house all of our children who would like to live and work in the county. However, if the CS-5 zoning is not possible, we would be able to work with rezoning the land to CS-10. From our understanding, the main concern with rezoning to smaller lot sizes is that we would sell them for redevelopment or build vacation rentals on the smaller lots. We would be open to some form of legal agreement that keeps the land in the family so it cannot be developed for resale outside of the family. We are open to being creative with this to ensure that the land we own is best suited for our growing and aging family's needs. Rezoning to CS-5 would allow us to run our business and give our children a place to live in Door County and better contribute to the Door County community.

Furthermore, the "Countryside (CS)" description from the county website seems to fit what we are looking for because the CS district is intended for mostly rural areas of the interior of the county where a mixture of low density residential, agricultural, and rural commercial activity exists or are desirable. The district provides for residential development at modest densities consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or which are compatible with surrounding rural land. The district also accommodates agricultural uses and, hence, can serve as a transitional district between the Exclusive Agricultural, Prime Agricultural, and General Agricultural districts and more intensely developed areas.

We will use a small portion of our farmland as our base of operations for our light landscape/light excavation business. We would like to have a small landscape/construction yard with neat bins of mulch, topsoil and decorative stone. This would give our clients a chance to look at the products before we deliver them to their site as well as allow us to have an area to store small amounts of material for a more seamless business operations. All material stored onsite will be organic in nature. The ice melt used in winter operations will be stored inside, out of the weather and off the ground.

As my children come into the business, they would like to offer other services to benefit the community such as cleaning, caretaking, elderly care services, etc. This building and location could serve as a base for those as well, further alleviating one barrier that young people face in finding land in which they can operate a small business. In efforts to be cognizant of the increased noise, traffic, and dust that may occur due to these proposed changes, we will do the following:

Country Acres Bobcat Services Proposal

- A. Traffic Mitigation: We do not currently intend to have a “garden center” or retail space where people come to shop, just a place where a client can make an appointment to see a product. This will keep additional traffic on Wildwood Road to a minimum.
- B. General Visual and Noise Mitigation: As a base of operations, we will need to park trucks, trailers, skid steers and other equipment onsite. We will park things out of sight, behind or inside the buildings. The property will have a berm with trees planted on it for noise and visual screening. We have begun to collect soil, mulch and wood chips to help feed the trees for this purpose. All to often berms are made out of rocky fill and have no nutrients or moisture for trees and they tend to die off. Therefore, we have already begun to take measures to ensure that does not happen to our berm.
- C. Visual Mitigation: To make sure the property does not become an eyesore we plan to build a berm from the natural hill on the property on a diagonal line to the road to block sight of the display bins of material. We plan to plant native white cedars and white pines on the berm, white pines because they grow fast, up to a foot a year once established, and cedars because of their natural screening ability. We have been collecting wood chips and mulch to form the berm. Larger piles of bulk material such as mulch and topsoil will be stored behind the natural hill and behind the buildings. Trucks and equipment can be parked inside and behind the buildings.
 - I. We would like to have different trees, shrubs and landscape supplies onsite. We will use part of the 40 acres to plant different trees and plants that will eventually be sold through the business.
 - II. We will farm the land for hay production and will be looking into other agricultural uses in the future. We will store hay equipment such as a bailer, haybine, and rake inside the buildings, and when needed we will store hay inside, as it preserves it better than outside storage.
- D. Noise Mitigation: We will, to the best of our ability, limit usage to daylight hours (after 7am) with a few exceptions like snow removal or after-hours emergency calls. We plan to load trucks at the end of the day so we are ready for the next morning. We have low RPM hydraulic machinery to keep noise down.
- E. Dust Mitigation: We plan to pave the entrance and most traveled paths in stages after construction is completed in each area. We also have the ability to water any material that proves to be dusty in nature.
- F. Contamination Mitigation: To further protect ground water, all material on sight will be organic in nature such as mulch, woodchips, stone and topsoil. Ice melt for winter use will be stored inside away from waters reach.

Country Acres Bobcat Services Proposal

Proposal for 11345 Wildwood Court

Proposed plan

- 1) Apply for a conditional use permit to have a home office in our home
- 2) Apply for a conditional use permit to park our work vehicles on our residential property

Reasoning

Due to the nature of our business, we have multiple vehicles and need the ability to park them in both locations. To limit noise in the morning, we would like to load our work trucks at the Wildwood Road site at the end of the day for the next day's job and park them at our home property. The next morning when we leave, it would not be any louder than any other vehicle driving down the road going to work. Any trucks or equipment parked at Wildwood Court would be parked neatly, out of view from the road and neighboring properties, away from the home, in the parking area by our pole building. We have complete screening around our pole building.

Country Acres Bobcat Services Proposal

Proposal Images

Location of berm with trees



Example of a Berm with Trees



Country Acres Bobcat Services Proposal

Location of Proposed Mulch/Material Bins



Example of Proposed Mulch/Material Bins



Country Acres Bobcat Services Proposal

Location of Bulk Mulch/Material Storage



Location of Proposed Building



Country Acres Bobcat Services Proposal

Location of Proposed House for aging parents



View of Completed Proposed Plan



Yellow = Bulk mulch/material storage

Red = Proposed new building for business operations

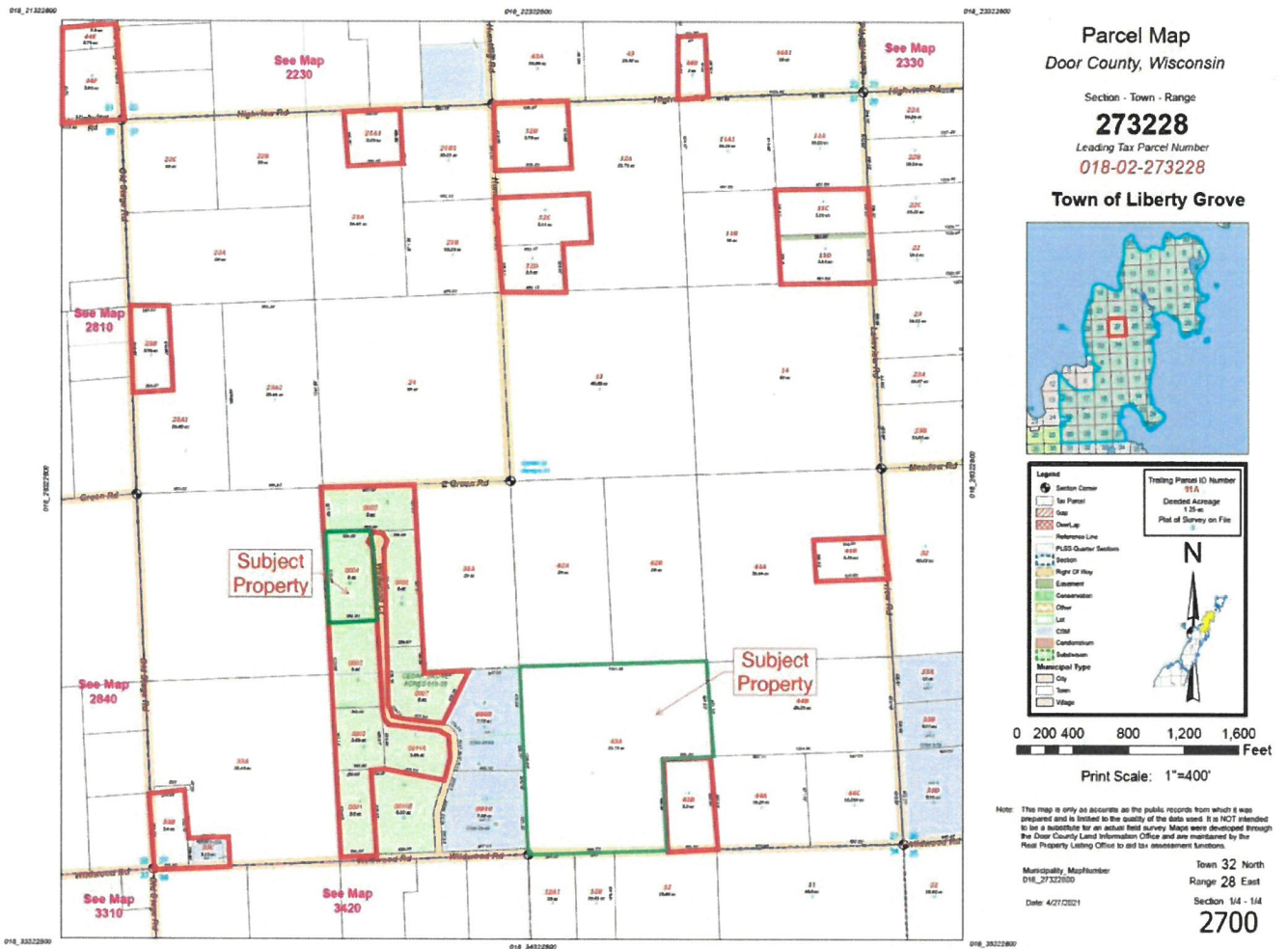
Gray = New organized mulch/material bins

Green = Proposed noise and visual mitigation berm with trees

Purple = Proposed house for aging parents

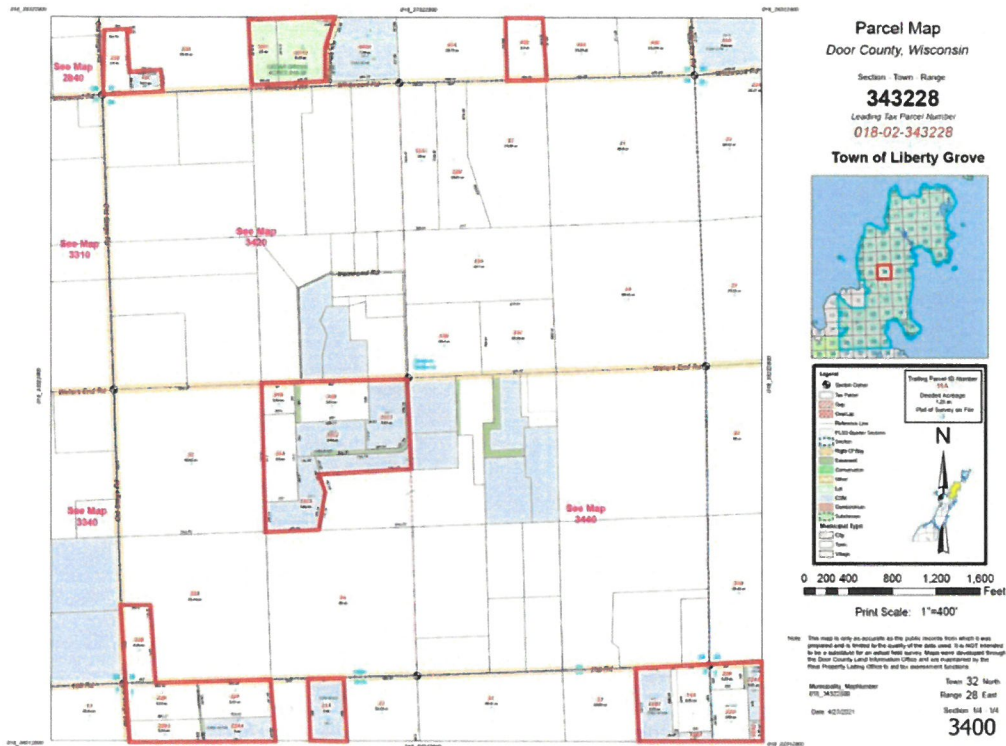
Country Acres Bobcat Services Proposal

View of other parcels of approximately 5.5-acres or less within our block

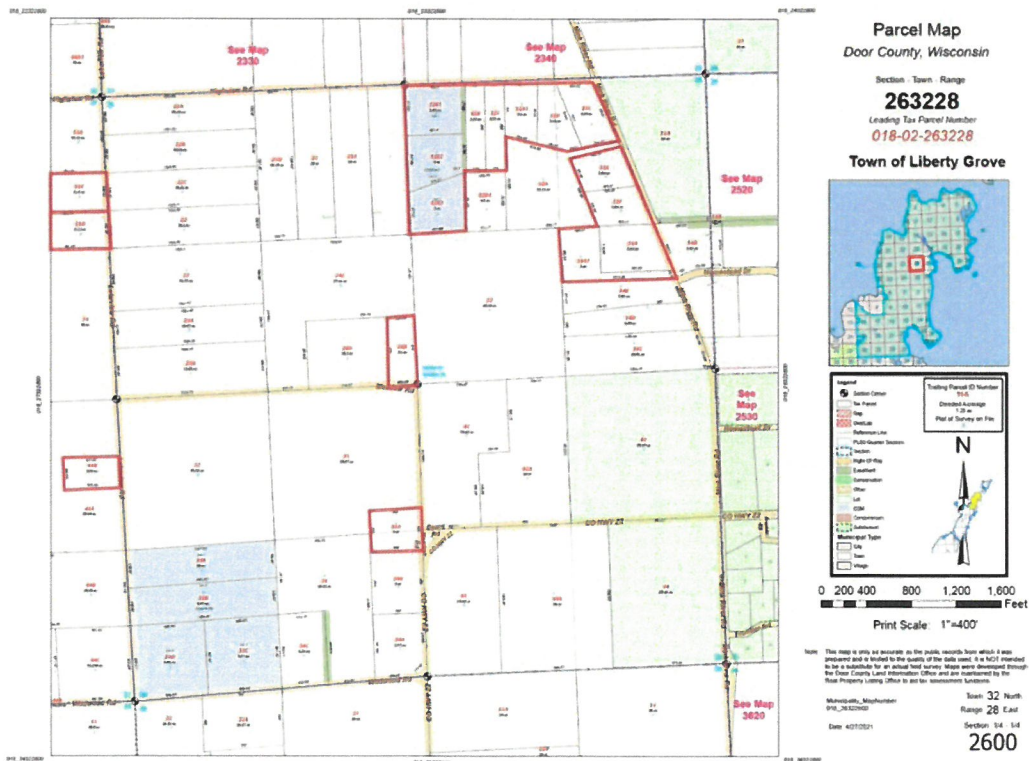


Country Acres Bobcat Services Proposal

View of other parcels of approximately 5.5-acres or less to the south



View of other parcels of approximately 5.5-acres or less to the east



View of other parcels of approximately 5.5-acres or less to the west

