

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Wednesday, March 30, 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: 1-26-22
5. Public input
6. Rezoning Request: Narrow Gate Farms LLC (Jonathan Orrick), Parcel 018-02-27322843A
7. Review of Committee Mission Statement
8. Door County GIS Online Map Tutorial
9. Review of Current and Future Town Zoning Maps
10. Correspondence
11. Future meeting dates
12. Adjourn

****All agenda items will include discussion and possible action. Deviation from listed order may occur****

****Audience members must ask for permission, during public input, to speak on agenda items ****

Anastasia Bell, Clerk/Treasurer

Members of the Town Board or any other Town Committee, who are not members of the body whose meeting agenda is published in this notice, are entitled, as any other citizen of the Town of Liberty Grove, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended, and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town Committee or Board

Town of Liberty Grove
Minutes of the Plan Commission meeting on February 26, 2022
(This meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 1-12-22
5. Public input
6. Rezoning request for Charles Henriksen, portion of parcel 018-02-21322841A
7. Correspondence
8. Future meeting dates
9. Adjourn

Chair Nancy Goss called the meeting to order at 6:58pm. Commissioners Anne Miller, Paul Schwengel, Paul Bokelmann, Cathy Ward, Dan Watts, and Bill Surbaugh were present along with Clerk/Treasurer Anastasia Bell and 2 members of the public via teleconference (Zoom).

Ward moved, Surbaugh second to approve the agenda as posted. Carried 7-0.

Surbaugh moved, Ward second to approve the 1/12/22 minutes as presented. Carried 7-0.

Public Input – None.

Rezoning Application, parcel 018-02-21322841A – Charlie Henriksen stated that the County recommended rezoning because of the operations and have indicated 4 parking spaces would be required for 1,000 sq. ft. of retail space. He also provided a brief history of the business and the significance to the community noting their intentions are to sell product, not open a restaurant or compete with other current fishing businesses. Goss reported that the letter of support from DCEDC had inaccuracies regarding what is allowed in Light Industrial areas and that precedence has been set with the Renards where commercialization of a retail space was allowed by the County. This current request is not likely to be accepted by the County as it would result in spot zoning and does not fit within the future land use maps, limiting the rezoning to the commercial space may help. **Goss moved, Schwengel second** to recommend to the Town Board the rezoning of a portion of parcel 018-02-21322841A which includes only the retail space, to Mixed Use Commercial (MC), and that retail space not to exceed 1,500 sq. ft. **Goss moved, Schwengel second** to amend the motion to add “and the retail space be contained within the same structure as the commercial processing facility which will remain zoned Light Industrial” to the motion. Roll call vote: Surbaugh, Miller, Goss, Schwengel, Watts, Ward, and Bokelmann voting aye, no nays. Carried 7-0. Roll call vote (on amended motion): Bokelmann, Ward, Surbaugh, Goss, Schwengel, Watts, and Miller voting aye, no nays. Carried 7-0.

Correspondence – None.

The next meetings will be 2/9/2022 and 2/23/2022 at 7:00pm via Zoom if materials are available for discussion. Goss noted that the commissioners should prepare to review the current/future Town Zoning Maps and there may be a joint meeting with the Economic Development Committee to investigate the creation of business “nodes” to promote development while maintain the rural qualities of the Town.

Miller moved, Bokelmann second to adjourn at 7:55pm. Carried 7-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer



County of Door LAND USE SERVICES DEPARTMENT: ZONING

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Kristin Rankin, Zoning Administrator

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

March 24, 2022

Town of Liberty Grove
C/o Anastasia Bell
Via e-mail

Re: Proposed rezoning of tax parcel 018-02-27322843A: 1696 Wildwood Rd.

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request to rezone a parcel in Liberty Grove at an upcoming Door County Resource Planning Committee meeting. The scheduling process for the hearing will begin on April 20, 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. 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.

Enclosed is a "Town Recommendation Worksheet" which we ask you to complete and send back to the Door County Land Use Services Department.

Narrow Gate Properties LLC (Jonathan Orrick) is requesting to rezone the southwest 10 acres of the 35.73-acre parcel from Heartland-10 (HL10) to Countryside (CS) in order to establish a trade and contractors use within the rezoned 10 acres. This property is located at 1696 Wildwood Rd.

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,

Kristin Rankin
Zoning Administrator

Enc.: Town recommendation worksheet and rezoning packet
C.C.: Jonathan Orrick, via email (with enclosures)
Owners within 300' of the property (receive letter only)

Request for Town Recommendation

Jonathan Orrick (Narrow Gate Properties LLC) is requesting to rezone the southwest 10 acres of the 35.73-acre parcel from Heartland-10 (HL10) to Countryside (CS) in order to establish a trade and contractors use within the rezoned 10 acres. This property is located at 1696 Wildwood Rd.

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 petition to rezone.

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 modifications to the proposed amendment:

Town Clerk Signature

Date

***See reverse side for map amendment 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.

ZONING AMENDMENT – MAP

(See also Door County Zoning Ordinance section 11.08 and Wisconsin Statutes section 59.69(5).)

By state law, petitions to rezone property which are under county zoning jurisdiction are heard at a public hearing before the county planning committee (called the Resource Planning Committee in Door County), which makes a recommendation to the county board for final decision. The town board of a town under comprehensive zoning does have, however, statutory authority to essentially "veto" rezonings approved at the county level that it (the town) does not support. (Comprehensively zoned towns may not, however, force the county to rezone property through this authority – the town can only prevent a rezoning. Note that towns with shoreland-only county zoning do not have any "veto" authority.)

A petition to change the zoning district designation of a property or properties may be submitted by: 1) the property owner(s) of all or some of the land in question, 2) the town board of the town in which the land is located, if the town is under county zoning, 3) the Door County Resource Planning Committee, or 4) any county board supervisor.

Considerations in evaluating petitions to rezone

- Was the existing district due to a mistake in the mapping process?
- Have circumstances changed for this property or surrounding properties since the original zoning district designation?
- How are the adjacent properties zoned and used?
- Is the land area in question large or small?
- Would the new district fit official plan guidelines for the property? Is the existing district a better fit?
- Is the request simply to economically benefit one property owner or a small group of property owners?
- Is there an overriding public good to be gained by rezoning the property? (If yes, rezoning might be justified even if other considerations point toward denying the petition.)

In general, a rezoning that 1) will economically benefit only one or a few property owners, 2) affects a small area of land, 3) is not a fit with official plans, 4) will allow for higher intensity or higher density uses than those allowed on surrounding properties, and 5) will not result in any overall public benefit may constitute "spot zoning," which may be deemed illegal.

Note that rezoning a property means that any use allowed in the new zoning district may be established on the property, now or in the future, not just the use being proposed by the current applicant. A property owner may volunteer to legally restrict the uses to which the property may be put, such as through a deed restriction naming the county as enforcement agency, but the planning committee may be reluctant to participate in such discussions or agreements for fear of inadvertently engaging in "contract rezoning," which is illegal.

STAFF REPORT
Petition for Zoning Amendment - Map

Applicant Information

- **Name & property address:** Jonathan Orrick (Narrow Gate Properties, LLC), 1696 Wildwood Rd
- **Parcel identification numbers:** 018-02-27322843A
- **Petition Request:** Rezone the southwest 10 acres from Heartland-10 (HL10) to Countryside (CS)
- **Purpose of the proposed rezoning:** Owner proposes to establish a trade and contractor establishment within the area to be rezoned.

Description of Subject Property and Surrounding Area

Lot Configuration: 018-02-27322843A

- **Lot area, width, and depth:** L-shaped, 35.73 acres
- **Road Frontage:** Access is taken from Wildwood Rd. with 985' of frontage.

Surrounding Area: The property is surrounded entirely by parcels zoned HL10, with some HL5 further to the south. All of the Heartland districts allow the same uses. The lot is surrounded by vacant lots to the west, north, and east. There is an orchard directly to the northeast and other agricultural activity appears to be happening further north-to-northeast. There is one single family home to the south, across Wildwood Road. The Wildwood Court subdivision to the west has some single family homes also. See attached air photos and zoning map

Background/History

- A zoning permit for the single-family residence located in the southeast portion of the subject parcel was issued in February of 2022.
- The land has been used for agriculture in the past.
- The owner currently runs a bobcat/landscaping/excavating business from his residence (11345 Wildwood Ct.) and this property. Activities on this property include storage and processing of materials inside the barn located at the property subject to the rezoning. The business has not been authorized under county zoning.
- The owner would like to rezone the property in order that the business may be authorized, and would like to expand the business. Trade & contractor establishments are not allowed in the Heartland zoning districts.

Zoning Considerations

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

compatible with the surrounding rural character. Lot sizes of at least 10 acres are required for new lots."

- **Section 2.03(6): Purpose of the Countryside (CS) zoning district:** "This 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 is 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. Lot sizes of at least 10 acres are required for new lots."
- **Principal uses allowed.** Please see the attached Table of Principal Uses to compare the types of uses allowed in the existing zoning district as opposed to the proposed zoning district. Rezoning a property means that any use allowed in the new zoning district may be established on the property, now or in the future, not just the use being proposed by the current applicant.
- **Zoning District Requirements.** Please see the attached Table of District Requirements to compare minimum lot size requirements, maximum impervious surface ratios and setbacks.

Issues for the RPC to consider in evaluating petitions to rezone are below in bold font. A brief staff opinion regarding these matters is at the end of the list of questions. The RPC needs to reach its own determinations, though. Was the existing district due to a mistake in the mapping process?

- **Have circumstances changed for this property or surrounding properties since the original zoning district designation?**
- **How are the adjacent properties zoned and used?**
- **Will rezoning allow for higher intensity or higher density uses than those allowed on surrounding properties?**
- **Would the new district fit official plan guidelines for the property? Is the existing district a better fit?**
- **Is the request simply to economically benefit one property owner or a small group of property owners?**
- **Is there an overriding public good to be gained by rezoning the property? (If yes, rezoning might be justified even if other considerations point toward denying the petition.)**

The two zoning districts, HL10 and CS, are similar in that both are largely found in rural areas and seek to protect rural character by allowing only compatible uses. Both districts also speak to allowing nonresidential uses that require relatively large land areas, if compatible with the surrounding rural land. The parcel under consideration is surrounded entirely by HL10 zoning, though, and primarily by agriculture uses and open space, with scattered single-family homes also nearby. A rezoning to CS would create an island of CS zoning, allowing for more intensive non-residential uses than allowed on the surrounding HL10 properties.

Comprehensive Plan Considerations

- **County comprehensive plan future land use map designation and description.** This parcel is designated primarily as Rural/Agricultural with some “Woodland/Wetland/Natural” (~1.4 acre) located in the southeast corner of the lot. These future land use categories are described below and shown on the attached future land use map.

Woodland/Wetland/Natural – Lands designated as “Woodland/Wetland/Natural” are primarily in a natural state, and include wetlands, woodlands, and public and private conservancy areas. Note that lands in this category can – outside of wetland and conservancy areas – and most likely will, contain very low-density residential uses in upland areas. The character of these regions should be protected by discouraging any development that would adversely impact the environmental quality or natural beauty of these areas. Maintenance of these natural areas should include continued private stewardship and public ownership or, if necessary, acquisition of easements or additional public lands.

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

The proposed rezoning is not consistent with the Woodland/Wetland/Natural future land use designation, but it is unclear why this area has been given this designation. This area has no wetland and has not been wooded since at least 2005.

The Rural/Agricultural future land use category, which includes “cleared areas located within the northern part of the county,” is accurate for this parcel. This category intends to allow low-density residential development on such cleared lands that is compatible with surrounding agriculture. Since both the HL10 and CS districts have a minimum lot size of 10 acres, the potential for greater residential density is the same whether the lot is rezoned or not.

A rezoning to CS does, however, increase the number and intensity of uses that may be allowed on the property, which could negatively impact the existing uses and character of the area. CS zoning allows for some permitted uses not allowed in HL10 that could be established without any input from the RPC, and for a variety of conditional uses not allowed in HL10. While the conditional uses would be established with input from the RPC, those uses may still detract from the current character of the area.

- **Relevant goals/objectives/action items from comprehensive plan.**

GOAL 4. Maintain, preserve, and enhance the community’s rural atmosphere and agricultural heritage.

Policies

1. Preserve rural character by retaining/preserving large areas of natural and open space that provide scenic views.

2. Work cooperatively with developers and government agencies to promote development patterns that reflect rural character.
 3. Regulate new development to fit in with the county's communities by minimizing its visual impact.
- **Other relevant text from county comprehensive plan.** None.

KR/RYP/MKG
3/22/2022

ZONING DISTRICTS; USE REGULATIONS 2.05(3)(a)

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable.

Type of Use	Zoning Districts													
	W	NA	EA	GA	PA	CS	HL ^s	ES	SF10	SF20	SF30	SE	RR	HD
AGRICULTURAL USES														
Agricultural Visitation Facility (s. 4.03(4)) (Added: 26 Aug 1997; Ord. 21-97)				C										
Agriculture (s. 4.03(1)) (Amended: 26 Aug 1997; Ord. 21-97)		P	P	P	P	P	P	P						
Greenhouses (Amended: 30 Sept 2010; Ord. 2010-13)			P ¹⁷	P	P ¹	P	P	P ¹						
Roadside Stands (s. 4.03(2)) (Amended: 30 Sept 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P						
Tree/Shrub Nurseries		P ¹	P	P	P ¹	P	P	P ¹						
COMMERCIAL USES														
Art Galleries (Amended: 9 May 2008; Ord. 2008-01)				C	C	C	C ¹⁰							
Assembly Hall (s. 4.04(17)) (Added: 5 Aug. 2013; Ord. 2013-13)				C ¹⁴	C	C	C ¹⁴	C						
Auto Repair (s. 4.04(5))				C		C								
Auto/Recr. Vehicle Sales, Rental, and Service Lot (Amended: 20 Sept. 2016; Ord. 2016-14)														
Banks														
Carwash (Added: 27 August 2002; Ord. 12-02)														
Commercial Fishing Facilities				P		P								
Commercial Trucking Establishments (Amended: 30 Sept 2010; Ord. 2010-13)			C ^{3,17}	C ³										
Commercial Storage Facilities (s. 4.04(8))														
Community Commercial Kitchen (s. 4.04(16)) (Added: 28 May 2012; Ord. 2012-13)														
Conference Facilities														
Day Care Centers (s. 4.04(14))														

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

	Zoning Districts																	
	W	NA	EA	GA	PA	CS	HL ⁸	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI
Type of Use																		
COMMERCIAL USES (Continued)																		
Family Day Care Homes (s. 4.04(13)) (Amended: 16 April 1996; Ord. 9-96) (Amended: 30 September 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P	C	C	C	P	P	C	P	P	P	P
Farm Implement Sales/Service (Amended: 30 September 2010; Ord. 2010-13)			C ²²	C	C	C									C	C		P
Ferry Terminals															P	P	C	
Fertilizer Distribution Plants (Amended: 30 Sept., 2010, Ord. 2010-13)			C ²²	C	C	C												C
Fitness Centers, Tanning Salons & Spas (Added: 30 January 2003; Ord. 01-03)															C	C	C	
Funeral Homes															C	C		
Gas Stations															C	C	C	C
Grain Mills (Amended: 30 September 2010; Ord. 2010-13)			C ²²	C	C	C									C	C		P
Home Businesses (s. 4.04(10)) (Amended: 20 April 2010, Ord. 2010-03) (Amended: 27 September 2012; Ord. 2012-21)				C	C	C	C	C					C			P		
Home Occupations (s. 4.04(9a)) (Amended: 8 August 2000; Ord. 12-00) (Amended: 30 Sept 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Office/Studio (s. 4.04(9)) (Added: 8 August 2000; Ord. 12-00) (Amended: 30 Sept 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Indoor Recreation															P	C	P	
Kennels (s. 4.04(2))				P	P	P												
Laundromats and Laundry Service															P	P	C	P
Lumber/Building Supply Yards(s. 4.04(6))															C	C		P
Medical/Dental Clinics															P	P		
Model Homes (s. 4.04(4))							C	C	C	C	C	C	C	P	P	P	P	P

ZONING DISTRICTS; USE REGULATIONS 2.05(3)(a)

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

Type of Use	Zoning Districts													
	W	NA	EA	GA	PA	CS	HL ⁸	ES	SF10	SF20	SF30	SE	RR	HD
COMMERCIAL USES (Continued)														
Passenger Bus Terminals														
Personal Service Establishments														
Professional Offices/Studios														
Radio/TV Stations (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015)														
Non-Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; Ord. 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14)														
Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14)														
Restaurants or Taverns (s. 4.04(3))														
Retail Stores														
Trade or Contractor Establishments (s. 4.04(7)) (Amended: 18 Dec. 2001; Ord. 12-01)														
Veterinarian Clinics														
Wineries/Breweries (Amended: 5 Aug. 2013; Ord. 2013-10) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)														
INDUSTRIAL USES														
Asphalt/Concrete Plants														
Bulk Storage of Fuel Products														
Freight Terminals (s. 4.05(2))														
Fruit/Vegetable/Cheese Processing Plants (Amended: 30 Sept. 2010; Ord. 2010-13) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)														
Manufacturing, Assembly, Processing														
Nonmetallic Mining (s. 4.05(3)) (Amended: 30 Sept. 2010; Ord. 2010-13)														
Resource Recovery Facilities (s. 4.05(6))														
Salvage Yards (s. 4.05(4))														

ZONING DISTRICTS: USE REGULATIONS 2.05(3)(a)

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

Type of Use	Zoning Districts																	
	W	NA	EA	GA	PA	CS	HL ⁸	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI
INDUSTRIAL USES (Continued)																		
Sawmills/Planing Mills (s. 4.05(1)) (Amended: 30 Sept 2010; Ord. 2010-13)		C	C ²²	P	C	P	C											P
Sewage Disposal/Treatment Plants (Amended: 30 Sept 2010; Ord. 2010-13)				C		C	C								C	C		C
Slaughterhouses				C		C										C		C
Solid Waste Facilities (s. 4.05(5)) (Amended: 30 Sept 2010; Ord. 2010-13)				C		C												C
Temporary Asphalt/Concrete Plants (s. 4.05(7)) (Amended: 30 Sept 2010; Ord. 2010-13)				C	C	C	C	C		C ¹⁴	C	C	C	C	C	C	C	C
Wholesale Establishments/Distributorships															C	C		P
INSTITUTIONAL USES																		
Auditorium (Added: 25 June 2013; Ord. 2013-12)															C	C		
Cemeteries (Amended: 30 Sept 2010; Ord. 2010-13)		P	C ²⁰	P	P	P	P	P		P ¹⁴	P	P	P	P	P	P	P	
Churches (Amended: 30 Sept 2010; Ord. 2010-13)		C	C ²⁰	C	C	C	C	C		C ¹⁴	C	C	C	C	P	P	P	
Community Living Arrangements																		
As regulated in s. 59.69(15), Wis. Stats.																		
Fine Arts Venue (s. 4.06(2)) (Added: 28 May 2012; Ord. 2012- 12)		C		C ¹⁴	C	C	C ¹⁴	C							C	C	C	
Fire/Police Stations (Amended: 30 Sept 2010; Ord. 2010-13)				C		C	P	C				C	C		C	C		
Hospitals															C	C		
Institutional Residential				C		C								C	C	C		
Libraries/Museums (Amended: 28 June 2006; Ord. 2006-11)							C			C ¹²					P	P	P	
Post Offices																	P	
Private Schools (Amended: 30 Sept 2010; Ord. 2010-13)			C ¹⁷	C		C	C	C				C	C	C	C	C	C	C

ZONING DISTRICTS: USE REGULATIONS 2.05(3)(a)

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

Type of Use	Zoning Districts													
	W	NA	EA	GA	PA	CS	HL ⁸	ES	SF10	SF20	SF30	SE	RR	HD
INSTITUTIONAL USES (Continued)														
Public Schools (Amended: 30 Sept., 2010; Ord. 2010-13)			C ²⁰	C		C	C	C				C	C	C
Public Highway Garages (s. 4.06(1)) (Amended: 30 Sept., 2010; Ord. 2010-13)				C		C	C	C						P
Town Halls/Community Centers (Amended: 22 March 2005; Ord. 2005-11) (Amended: 30 Sept 2010; Ord. 2010-13)		P ¹¹	C ²⁰	P	P	P	P						P	
Travelers' Information Centers														
OUTDOOR RECREATIONAL USES														
Amusement Park														
Campgrounds/Trailer Camps (s. 4.07(2)) (Amended: 24 Feb. 2004; Ord. 2004-04)		C		C		C	C							C
Camping (s. 4.07(3)) (Amended: 30 Sept. 1997; Ord. 28-97) (Amended: 30 Sept 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P		P	P	P	P	P
Commercial Riding Stables (s. 4.07(4)) (Amended: 28 May 1996; Ord. 11-96)		C		C	C	C	C							C
Golf Courses						C	C ¹⁴	C				C ¹⁴		C
Golf Driving Range (Added: 25 March 1997; Ord. 7-97)				C										
Gun Clubs/Shooting Ranges		C		C		C								
Institutional Recreation Camps (s. 4.07(6))		C				C	C							C
Marinas/Excursion Boating/Charter Fishing (s. 4.07(5))														
Outdoor Active Recreation Facility (Added: 26 Feb. 2013; Ord. 2013-07)(s.4.07(9))		C		C	C	C	C	C						C
Outdoor Theatre														C

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

Type of Use	Zoning Districts													
	W	NA	EA	GA	PA	CS	HL ⁸	ES	SF10	SF20	SF30	SE	RR	HD
OUTDOOR RECREATIONAL USES (Cont.)														
Parks (s. 4.07(1)) (Amended: 30 Sept., 2010; Ord. 2010-13)														
Private Riding Stables (s. 4.07(4)) (Amended: 30 Sept., 2010; Ord. 2010-13)		P ⁹	C ²⁰	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹		P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Public Boat Launching Facilities (Amended: 22 March 2005; Ord. 2005-10) (Amended: 20 Sept. 2016; Ord. 2016-14)		C				C		C		C	C	C	C	C
Retreat Centers (s. 4.07(7)) (Amended: 18 Dec 1997; Ord. 40-97)		C		C		C	C	C						C
Ski Resorts														C
RESIDENTIAL USES														
Accessory Residences (s. 4.08(3)) (Amended: 27 July 2000; Ord. 17-00) (Amended: 17 April 2012; Ord. 2012-14)														P P
Bed & Breakfast Establishments (s. 4.08(10)) (Amended: 9 Nov 2011; Ord. 2011-14)		P		P	P	P	C	P		C ¹⁴	C	P	P	P
Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14)				P	P	P	P	P					P	P
Conservation Subdivisions (Ch. 6)(Added 4 April 2011; Ord. 2011-05)		P		P	P	P	P	P		P	P	P	P	P
Duplexes				P ¹³		P	P ¹³						P	P ¹⁶
Dwellings for Agricultural Production & Processing Workers (s. 4.08(7)) (Added: 25 June 1996; Ord. 16-96)				P		P	P							P ¹⁴
Farm Related Residences (s. 4.08(2)) (Amended: 30 Sept., 2010; Ord. 2010-13)(Amended: 11 Dec., 2012 Ord. 2012-25)		P		P	P	P	P ¹⁵	P						
Manufactured Homes (s. 4.08(4))						P	P ¹⁴						P	P
Manufactured Home Parks (s. 4.08(5))						C	C ¹⁴						C	C
Multiple Occupancy Developments (s. 4.08(8)) (Amended: 5 Oct. 1998; Ord. 22-98)														C ⁷

ZONING DISTRICTS; USE REGULATIONS 2.05(3)(a)

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

Type of Use	Zoning Districts																	
	W	NA	EA	GA	PA	CS	HL ^s	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI
RESIDENTIALS USES (Continued)																		
Nonfarm Residential Lots (s.4.08(2a)) (Added: 11 December 2012; Ord. 2012-25)			C															
Secondary Dwelling Units (s.4.08(9)) (Added: 4 April 2011; Ord. 2011-04)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single Family Residences (Amended: 30 Sept. 2010; Ord. 2010-13)		P	P ¹⁹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single Family Residences Separated From Farm Parcels (s. 4.08(1)) (Amended: 30 Sept. 2010; Ord. 2010-13) (Amended: 11 Dec. 2012; Ord. 2012-25)		P		P	P	P	P ¹⁵	P										
Temporary Manufactured Homes (s. 4.08(6)) (Amended: 30 Sept. 2010; Ord. 2010-13)		P	P ¹⁹	P	P	P	P	P		P	P	P	P	P		P	P	
MISCELLANEOUS USES																		
Airports (s. 4.09(1))				C		C												
Airstrips and Landing Fields (s. 4.09(1))				C	C	C	C											
Animal Shelters/Pounds (s. 4.09(3))				C	C	C									C	C		
Municipal/Commercial Parking Lots																		
Utility Facilities - Type A (s. 4.09(2)) (Amended: 28 March 2000; Ord. 05-00) (Amended: 30 Sept. 2010; Ord. 2010-13)		C	C ²¹	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C
Utility Facilities - Type B (s. 4.09(2)) (Amended: 30 Sept. 2010; Ord. 2010-13)		C	C ²¹	C	C	C	C	C										
Mobile Service Support Structures and Related Facilities (Amended: 29 Sept. 2015; Ord. 2015-09 Effective 9 Nov. 2015)																		

-----As regulated by Chapter 14 of this ordinance-----

-----As regulated by Chapter 14 of this ordinance-----

KEY: P = Permitted uses. S = (Deleted: 27 May 2008; Ord. 2008-04) C = Uses permitted as conditional uses.

GENERAL REQUIREMENTS 3.02(3)(a)

(3)(a) Table of district requirements – General. This table shall apply as appropriate wherever this Ordinance is applicable.

ZONING DISTRICT Development Type	Individual Lot Requirements			Yards						Conservation Subdivision & Manufactured Home Park Requirements			
	Min. Lot Area	Min. Lot Width ⁶ (feet)	Max. Imperv. Surface Ratio ¹	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space		
WETLAND (W) Development, per s. 2.05(4)	10 acres ⁸	300	7.5%	25	25	50	50	25	n/a	n/a	n/a		
NATURAL AREA (NA) All Other Development Conservation Subdivision (Added: 4 April 2011.;Ord. 2011-05)	15 acres 10,000 ¹²	450 65 ¹²	25% n/a	25 25 ²	20 20 ²	50 50 ²	50 50 ²	25 25	n/a 15 acres	n/a 0.10	n/a 80%		
EXCLUSIVE AGRICULTURAL (EA) All Development	35 acres	600	25%	50 ³	50 ³	50	50	25	n/a	n/a	n/a		
GENERAL AGRICULTURAL (GA) All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05)	20 acres ⁴ 10,000 ¹²	600 65 ¹²	25% n/a	50 ³ 50 ²	50 ³ 50 ²	50 50 ²	50 50 ²	25 25	n/a 20 ⁴ acres	n/a .10	n/a 80%		
PRIME AGRICULTURAL (PA) All Other Development Conservation Subdivision(Added: 4 April 2011, Ord.2011-05)	20 acres ⁴ 10,000 ¹²	600 65 ¹²	25% n/a	50 ³ 50 ²	50 ³ 50 ²	50 50 ²	50 50 ²	25 25	n/a 20 ⁴ acres	n/a 0.10	n/a 80%		
COUNTRYSIDE (CS) All Other Development Conservation Subdivision(Added: 4 April 2011; Ord. 2011-05) Manufactured Home Park	10 acres ^{4, 9} 10,000 ¹² 4,500 ⁵	300 ¹⁰ 65 ¹² 50 ⁵	25% n/a n/a	40 ³ 40 ² 40 ²	20 20 ² 40 ²	50 50 ² 40 ²	50 50 ² 40 ²	25 25 25	n/a 10 ⁸ 20 ⁴ acres	n/a 0.20 1.50	n/a 80% 50%		
HEARTLAND-3.5 (HL3.5) All Other Development Conservation Subdivision(Added: 4 April 2011; Ord.2011-05) Manufactured Home Park (Amended: 28 May 1996' Ord. 13-96)	3.5 acres 10,000 ¹² 4,500 ⁵	250 65 ¹² 50 ⁵	25% n/a n/a	40 ³ 40 ² 40 ²	20 20 ² 40 ²	50 50 ² 40 ²	20 20 ² 40 ²	25 25 25	n/a 7 acres 7 acres	n/a 0.50 0.50	n/a 60% 75%		

GENERAL REQUIREMENTS 3.02(3)(a)

3(a) Table of district requirements – General. This table shall apply as appropriate wherever this Ordinance is applicable.

ZONING DISTRICT Development Type	Individual Lot Requirements			Yards						Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width ⁶ (feet)	Max. Imperv. Surface Ratio ¹	Side Principal (feet)	Side Access (feet)	Rear Principal (feet)	Rear Access- sory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space	
HEARTLAND-5 (HL5) All Other Development Conservation Subdivision(Added: 4 April 11, Ord. 2011-05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	5 acres	250	25%	40 ³	20	50	40	25	n/a	n/a	n/a	
	10,000 ¹²	65 ¹²	n/a	40 ²	20 ²	50 ²	40 ²	25	10 acres	0.35	60%	
	4,500 ⁵	50 ⁵	n/a	40 ²	40 ²	40 ²	40 ²	25	20 ⁴ acres	0.50	75%	
HEARTLAND-10 (HL10) All Other Development Conservation Subdivision(Added: 4 April 2011, Ord. 2011-05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	10 acres ⁸	300	25%	40 ³	20	50	50	25	n/a	n/a	n/a	
	10,000 ¹²	65 ¹²	n/a	40 ²	20 ²	50 ²	50 ²	25	10 acres	0.20	80%	
	4,500 ⁵	50 ⁵	n/a	40 ²	40 ²	40 ²	40 ²	25	20 ⁴ acres	0.50	75%	
ESTATE(ES) All Other Development Conservation Subdivision(Added: 4 April 2011;Ord. 2011-05) <u>SINGLE FAMILY RESIDENTIAL-</u> 10,000 (SF10) All other Development (with public sewer)	5 acres	250	25%	25	20	50	40	25	n/a	n/a	n/a	
	10,000 ¹²	65 ¹²	n/a	25 ²	20 ²	50 ²	40 ²	25	10 ⁸ acres	0.35	60%	
	10,000	65 ^{11,12}	45%	10	5	20	10	25	n/a	n/a	n/a	
<u>SINGLE FAMILY RESIDENTIAL-</u> 20,000 (SF20) All Other Development • unsewered • with public sewer Conservation Subdivision (Added: 4 April 2011;; Ord. 2011-05)	20,000	100	45%	10	5	40	10	25	n/a	n/a	n/a	
	16,200	90	45%	10	5	40	10	25	n/a	n/a	n/a	
	10,000 ¹²	65 ¹²	n/a	20 ²	10 ²	40 ²	20 ²	25	1.8 acres	3.27	30%	
<u>SINGLE FAMILY RESIDENTIAL-</u> 30,000 (SF30) All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05)	30,000	150	35%	20	15	50	20	25	n/a	n/a	n/a	
	10,000 ¹²	65 ¹²	n/a	40 ²	30 ²	50 ²	40 ²	25	2.8 acres	2.18	40%	
<u>SMALL ESTATE RESIDENTIAL (SE)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05)	1.5 acres	150	25%	20	15	50	20	25	n/a	n/a	n/a	
	10,000 ¹²	65 ¹²	n/a	40 ²	30 ²	50 ²	40 ²	25	6 acres	1.00	40%	

Aerial Map (neighborhood)

Rezoning

Orrick (Narrow Gate Properties, LLC): 018-02-27322843A

Proposed rezoning: Heartland-10 (HL10) to Countryside (CS)

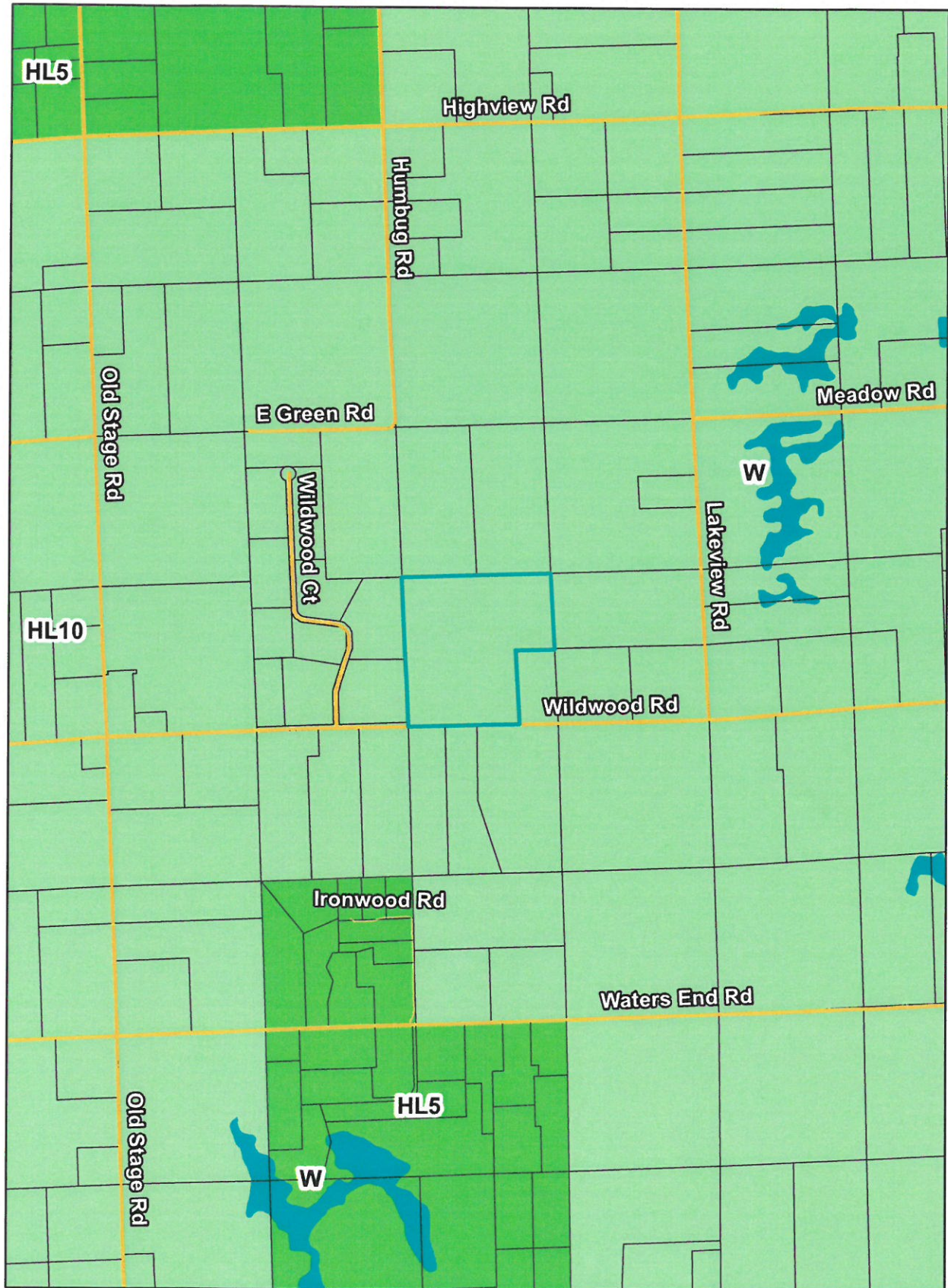


Zoning Map

Rezoning

Orrick: 018-02-27322843A

Proposed rezoning: Heartland-10 (HL10) to Countryside (CS)



Aerial Map (close-up)

Rezoning

Orrick (Narrow Gate Properties, LLC): 018-02-27322843A

Proposed rezoning: Heartland-10 (HL10) to Countryside (CS)

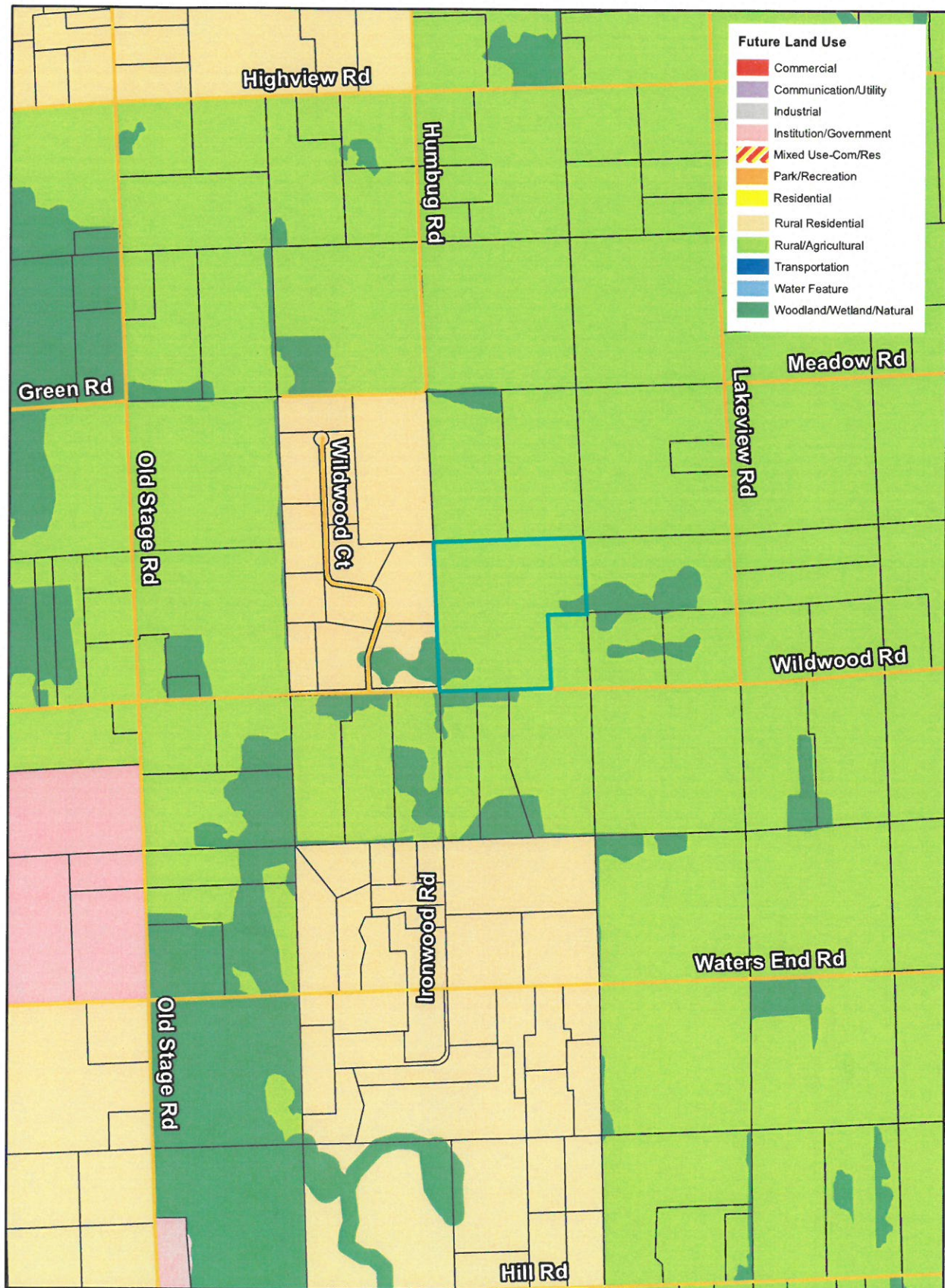


Future Land Use Map

Rezoning

Orrick (Narrow Gate Properties, LLC): 018-02-27322843A

Proposed rezoning: Heartland-10 (HL10) to Countryside (CS)





Town of Liberty Grove

We're Like Nowhere Else

March 24, 2022

To: Narrow Gate Properties LLC (Jonathan Orrick)

Ref: Proposed rezoning of tax parcel 018-02-27322843A: 1696 Wildwood Rd.

This letter comes to you as notice that the Town of Liberty Grove has received a copy of your proposed rezoning of a portion of tax parcel 018-02-27322843A.

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, March 30, 2022, 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 March 30th 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

A stylized map of Liberty Grove, Wisconsin, showing the town's boundaries and surrounding areas. The map is oriented vertically, with the town's name 'Liberty Grove' written across it.

Town of Liberty Grove

We're Like Nowhere Else

March 24, 2022

To: Adjacent landowners Narrow Gate Properties LLC (Jonathan Orrick)
parcel # 018-02-27322843A: 1696 Wildwood Rd.

Ref: Proposed rezoning of a tax parcel 018-02-27322843A

This letter comes to you as notice that Narrow Gate Properties LLC (Jonathan Orrick) is requesting to rezone the southwest 10 acres of the 35.73-acre parcel from Heartland-10 (HL10) to Countryside (CS) in order to establish a trade and contractors use within the rezoned 10 acres. This property is located at 1696 Wildwood Road.

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, March 30, 2022, 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 March 30th 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,

A handwritten signature in cursive script that reads 'Anastasia A. Bell'.

Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove

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

WILLIAM J GLOJEK
6637 LIBERTY ST
NAVARRE, FL 32566

CHRISTIAN E ANDERSON
W8904 DEER RUN TR
CAMBRIDGE, WI 53523

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

MARC W SAVARD
1693 WILDWOOD RD
SISTER BAY, WI 54234

JONATHAN SCOTT STEPHEN
1008 DOLORES CT
INDIAN CREEK, IL 60061

CHAD WILLIAMSON
1521 W THOMAS ST APT 3R
CHICAGO, IL 60642

VILLAGE OF SISTER BAY
PO BOX 769
SISTER BAY, WI 54234

DONALD W STOTT
9357 W IOWA AVE
LAKEWOOD, CO 80232

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

SEAQUIST FAMILY FARMS LLC
2023 HIGHVIEW RD
ELLISON BAY, WI 54210

Town of Liberty Grove
Minutes of the Plan Commission meeting on January 12, 2022
(This meeting was correctly posted)

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

Chair Nancy Goss called the meeting to order at 7:04pm. Commissioners Anne Miller, Paul Bokelmann, Bill Surbaugh, Dan Watts, and Paul Schwengel were present along with Clerk/Treasurer Anastasia Bell and 2 members of the public via teleconference (Zoom).

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

Surbaugh moved, Watts second to approve the 12/22/21 minutes as presented. Carried 6-0.

Public Input – Goss requested the Commission view current and future land use zoning maps and have a tutorial of the County GIS web at a future in-person meeting.

Preliminary Plans for Jonathan Orrick – Goss indicated the current zoning is Heartland 10 and the County does not consider a change to Countryside to be spot zoning since there are so many similarities and there currently is no Countryside within Liberty Grove. Businesses are allowed in any zone. The application may have a better success if changing to Countryside 5 instead of Countryside 10 and if the Zoning change and CUP were applied for as separate applications noting the Town conducted a preliminary review. Miller noted she was not able to find a clear definition of nursery or landscaping, and light industrial may be another solution. Commissioner Cathy Ward joined the meeting. Jonathan Orrick, Ellison Bay, estimated that an additional 5 acres would be devoted to business operations and remaining 25 acres would be residential. Bokelmann noted that additions to buildings within the right of way are not allowed. Orrick Confirmed it would be repairs, not additions.

Correspondence – None.

The next meeting will be 1/26/2022 and/ or 2/9/2022 at 7:00pm via Zoom if materials are available for discussion.

Bokelmann moved, Goss second to adjourn at 7:48pm. Carried 7-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer
Approved at the 1-26-2022 Plan Commission meeting.

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.

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

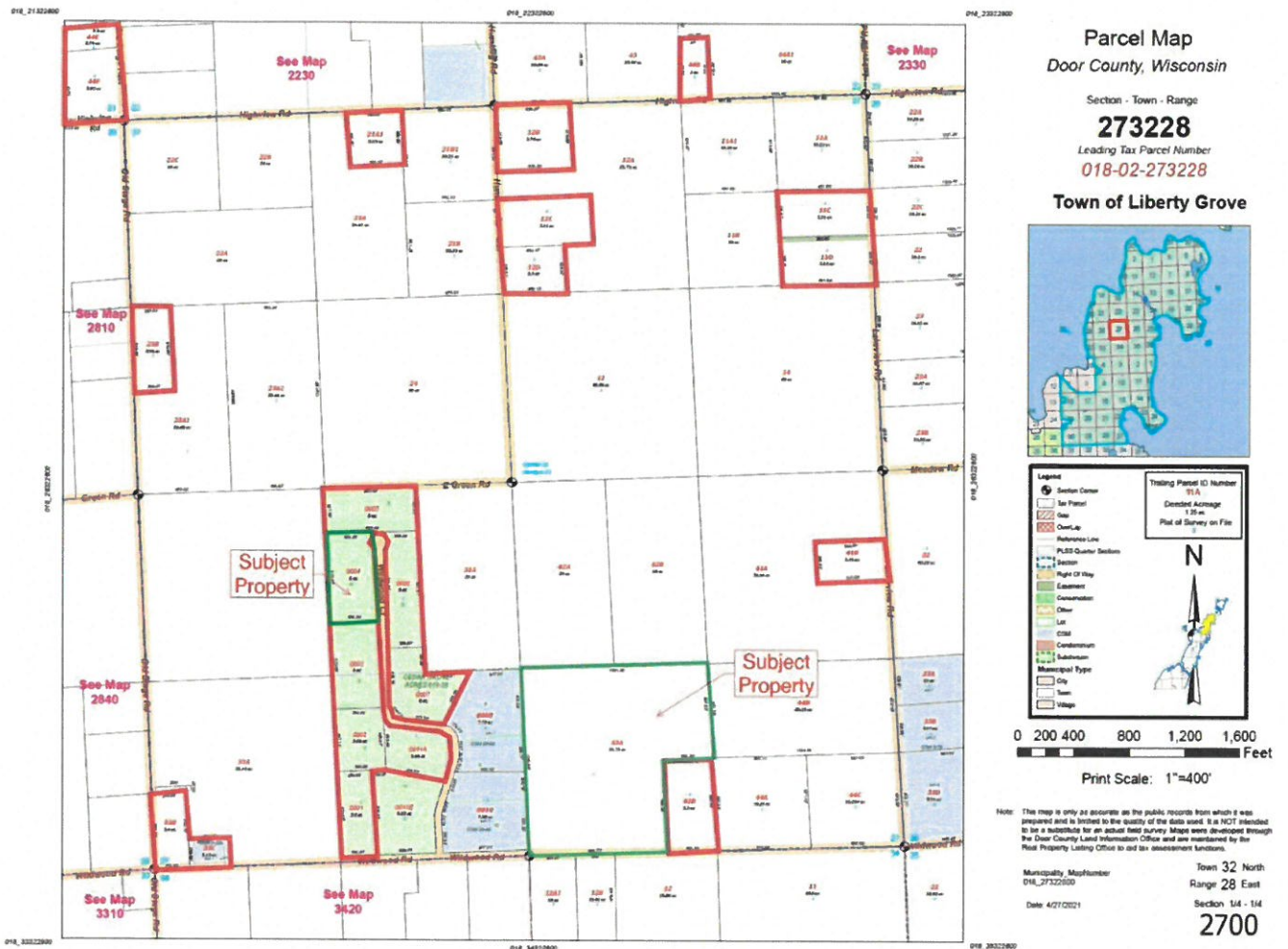
Gray = New organized mulch/material bins

Green = Proposed noise and visual mitigation berm with trees

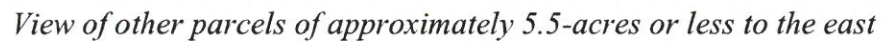
Purple = Proposed house for aging parents

Country Acres Bobcat Services Proposal

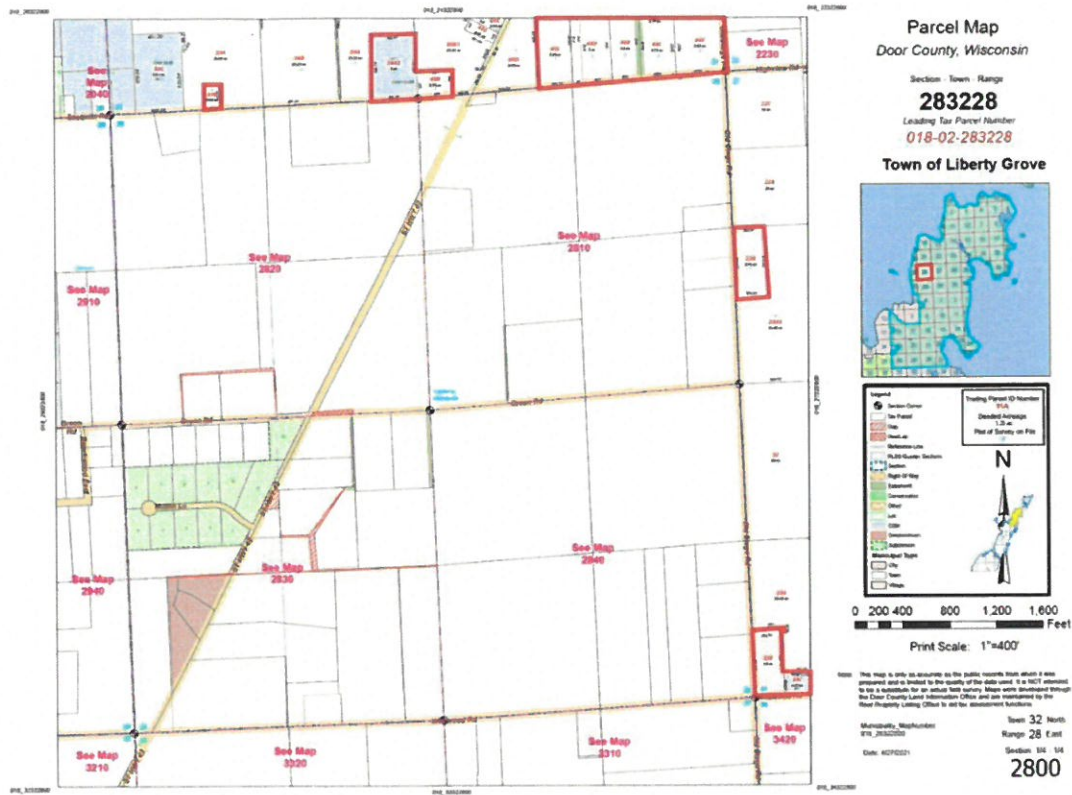
View of other parcels of approximately 5.5-acres or less within our block



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 west



Plan Commission Mission Statement

The mission of the Plan Commission, as an advisory body to the Liberty Grove Town Board and to the Door County Resource Planning Committee, and as a deliberative body, is to adhere to and promote the goals and objectives of the Town's Comprehensive Plan, by balancing land use, maintaining rural atmosphere, protecting environmental quality, and fostering employment opportunity while preserving the Town's scenic beauty and abundant natural resources.

Approved at the _____, 2022 Plan Commission meeting.

Approved at the _____, 2022 Town Board meeting.

Door County GIS Online Map and Zoning

Door County Zoning – this is where you will find the most current version of Door County Ordinances

<https://www.co.door.wi.gov/493/Zoning-Other-Ordinances>

Door County GIS – this is where you can view a map of the County

<http://map.co.door.wi.us/map/>

Door County Land Records – this is where you can search for information related to a specific property

<https://landnav.co.door.wi.us/gcswebportal/Search.aspx>