

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Wednesday, June 8, 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: 5-11-22
5. Public input
6. Conditional Use Permit Application: Patrick & Jill Hockers – parcel 018-01-02312834B, establish a campground on the property
7. Variance Application: Joseph & Judith Richardt – parcel 018-03-04322924H, setback from ordinary high water mark and setback from side lot line
8. Correspondence
9. Future meeting dates
10. 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 May 11, 2022

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 4-27-22
5. Public input
6. Review of Current and Future Town Zoning Maps
7. Ordinance 11-21, Regulating Short-Term Rentals
8. Public Statement regarding Short-Term Rentals
9. Correspondence
10. Future meeting dates
11. Adjourn

Chair Nancy Goss called the meeting to order at 7:02pm. Commissioners Anne Miller, Dan Watts, Cheryl Culver, Cathy Ward, Bill Surbaugh, and Paul Bokelmann were present along with Clerk/Treasurer Anastasia Bell.

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

Surbaugh moved, Goss second to approve the 4/27/22 minutes as presented. Carried 7-0.

Public Input – None.

Town Zoning Maps – The consensus was that the entire future map fits the current future goals of the Town Comprehensive Plan.

Ordinance Regulating STRs – The current ordinance was reviewed, and the following changes were made:

- Purpose section – first paragraph created to read: “The Town of Liberty Grove recognizes the State-imposed limitations on local regulations of STRs (see 2017 Wisconsin Act 59). The following Town Ordinance complies with the STR portion of Act 59.”
- Short-Term Rental License section – removal of (B)(2) which required applications to include the DATCP inspection report.
- Application and Permit Process section – (A)(2) rewritten to read “Property Identification number(s) for all utilized marketplace platforms.”
- Application and Permit Process section – (A)(4) rewritten to read “Name, address, phone number, and email address of the Owner and Agent for the property where such a distinction might occur.”
- Application and Permit Process section – (A)(5) removal of “or confirmation of DATCP application.”
- Attach the “Good Neighbor policy” to the ordinance.

Surbaugh moved, Goss second to recommend the Town Board adopt the STR regulating ordinance as revised. Passed 7-0. The consensus was to create a FAQ for the Town website in the future.

Correspondence – None.

The next meeting will be Wednesday, June 8, 2022 and/or June 22, 2022 at 7:00 pm if a need arises.

Ward moved, Surbaugh second to adjourn at 8:44pm. Carried 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

Kristin Rankin, Zoning Administrator

Direct line: (920) 746-2266

Main office line: (920) 746-2323

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

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

May 19, 2022

Town of Liberty Grove
C/o Anastasia Bell, Clerk
Via Email

Re: Conditional Use Permit Application PIN: 018-01-02312834B (subject to change with land division)

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request for a conditional use permit regarding a property in the Town of Liberty Grove at an upcoming Door County Resource Planning Committee meeting. The scheduling process for the hearing will begin on June 16, 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 to complete and send back to the Door County Land Use Services Department. As a reminder, comments may be submitted to the Land Use Services Department up to noon the day before the public hearing, and/or the town may offer verbal testimony at the hearing.

Patrick and Jill Hockers are requesting a conditional use permit for the establishment of a campground containing 96 campsites, a 54' X 102' building with an office, bathrooms, and retail space, and a 27' X 61' bathroom and shower building on a 47.82-acre parcel. A campground may be authorized by Conditional Use Permit in the Heartland-10 (HL10) zoning district.

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 discussing this matter at a future meeting.

If you have any questions, please feel free to contact me at 920-746-2266.

Sincerely,

Kristin Rankin

Zoning Administrator

Enc.: Town recommendation worksheet
Conditional Use Permit application packet & draft staff report

Cc: Patrick & Jill Hockers (via e-mail) w/ enclosure
Skyler Witalison (via e-mail) w/ enclosure
Adjacent property owners within 300', (letter only)

Door County Planning Department Request for Town Recommendation

Patrick and Jill Hockers are requesting a conditional use permit for the establishment of a campground containing 96 campsites, a 54' X 102' building with an office, bathrooms, and retail space, and a 27' X 61' bathroom and shower building on a 47.82-acre parcel. A campground may be authorized by Conditional Use Permit in the Heartland-10 (HL10) zoning district.

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 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 reverse 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:** Patrick and Jill Hockers, 1510 CTH ZZ
- **Parcel ID & zoning district:** 018-01-02312834B (subject to change due to recent land division), Heartland-10 (HL10)
- **Petition request, including sections of zoning ordinance requiring permit:** Patrick and Jill Hockers are requesting a conditional use permit for the establishment of a campground containing 96 campsites, a 54' X 102' building with an office, bathrooms, and retail space, and a 27' X 61' bathroom and shower building on a 47.82-acre parcel. A campground may be authorized by Conditional Use Permit in the Heartland-10 (HL10) zoning district.

Ordinance sections: 2.05(3)(a), 4.07(2), and 11.04.

Description of Subject Property and Surrounding Area

- **Subject Lot:** Irregularly shaped lot, 47.82 acres
- **Frontage-water and road:** An intermittent stream runs in approximately the middle of the lot from the south lot line to the north for about 500 feet. The county wetland maps indicate there may be a small pocket of wetlands (less than two acres) near this intermittent stream; county staff will ensure all aspects of the campground meet required setbacks, if applicable. The parcel has about 2,000 feet of frontage along CTH ZZ.
- **Existing use and structures:** Single-family home and accessory building in the southwest corner; lightly wooded on the west half of the lot and heavily wooded on the eastern half of the lot. Many years ago there were orchards on the property.
- **Access:** Access to the campground will be taken from CTH ZZ, which runs along the southern and eastern sides of the lot (the road makes a 90-degree turn at this location). There is also an existing easement along the west lot line, approximately 622' long, containing the accessory building driveway.
- **Traffic patterns/road usage:** CTH ZZ has low to moderate traffic levels.
- **Water and sanitation:** There is an existing private sanitary system serving the single-family home. A new sanitary system will be needed for the campground. An existing well located on the lot to the north containing the excavating business will be used for the campground.

Background/History

- The subject parcel was recently reconfigured so that the single-family home at 1510 County Highway ZZ will be on the same lot as the proposed campground. The reconfiguration has also allowed the existing nonmetallic mine and excavation business to be on a separate lot than the proposed campground.
- The applicant is proposing a 96-site campground comprising of 19 "camping cabin" sites and 77 RV campsites. There will be an office/check-in building located on the northern end of the campground containing restrooms, showers, office space, lounge, and a retail store for use by customers of the campground only. There will be a restroom and shower building located in the southern area of the campground. The sanitary system is being proposed to be located west of the campground.

- The proposed campground meets all DCZO requirements.

Surrounding Area (including zoning districts)

The properties immediately to the north are zoned Heartland-10(HL10) and contain a nonmetallic mine and excavating business. To the northeast across CTH ZZ there is another industrial business and quarry as well as a lot that appears to be in agricultural use. Other properties to the east, southeast, and south, across CTH ZZ, are also zoned Heartland 10 (HL10), some of which contain single-family homes and others of which are vacant. Properties to the west are zoned Heartland 5 (HL5). The lots to the west of the proposed campground are vacant. The lots to the northwest of the proposed campground area contain single-family homes.

Zoning Considerations

- **Purpose of zoning district: DCZO Section 2.03(6):** Heartland-10 (HL10). "This district is intended to help maintain the rural character of areas of the interior of Door County, particularly cleared and other open areas where agricultural activity has been diminishing. The district provides for residential development at low densities, agricultural uses, and other nonresidential uses that require relatively large land areas and/or which are compatible with the surrounding rural character. Lot sizes of at least 10 acres are required for new lots."
- **Does the use meet the zoning ordinance's stated purpose and intent?** Yes, this is a nonresidential use that requires large areas of land.
- **Specific requirements for proposed use and/or possible conditions that may be relevant.**
 1. The use must be established within 12 months of the issuance of the conditional use permit. At a minimum, a regular zoning permit must be obtained within that 12 months for construction of the building(s), with construction required to begin before the regular zoning permit has expired.
 2. 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.
 3. The use shall comply with all applicable local, state, and federal building codes and ordinances.
 4. A Door County Sanitary Permit shall be issued and installed prior to use of the campground.
 5. The campground shall be screened along all lot lines by means of a vegetative screening, as described in Sec. 3.10(4), landscape buffer tree requirements, prior to use of the campground.
 6. The campground shall contain no more than 96 campsites, with no more than 19 of those to be "camping cabins."
 7. *A 10:00 p.m. curfew shall be required and all fires shall be extinguished by 12:00 a.m. (This has been a condition for other campgrounds.)*
 8. *There shall be no exterior amplified sound from 10 p.m. to daylight. (This has been a condition for other campgrounds.)*
 9. *The RPC will need to set a completion date for the project.*

Comprehensive Plan Considerations

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

The subject property is designated as Industrial, Rural/Agricultural, and Woodland/Wetland/Natural areas on the comprehensive plan's future land use map, as described below and shown on the attached future land use map.

Rural Residential – Areas designated as "Rural Residential" are intended to develop with predominantly single-family residential uses, generally on larger parcels and in areas removed from designated

community centers, core areas, or “downtowns.” These areas consist primarily of wooded uplands, areas where agricultural activity has greatly diminished, and certain areas adjacent to existing developed areas. Typically, public sewer is not available, though some of these areas have been platted or are beginning to develop at relatively low densities. Development in these areas should continue at modest densities and be consistent with the generally rural character of these areas. Commercial activity should be discouraged except for uses that are compatible with lower density residential development.

Industrial – “Industrial” lands are intended for uses such as fabrication, wholesaling, or long-term storage of products and for extraction (mining) or transformation of materials.

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.

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.

The entire campground, except for the sanitary system, is being proposed for the area of the property designated with the Industrial future land use category. The sanitary system is being proposed within an area of the lot designated with the Woodland/Wetland/Natural future land use category. While the proposed campground does not fit with either the Industrial or Woodland/Wetland/Natural future land use descriptions, the HL10 zoning district does accommodate uses that require “relatively large land areas and/or which are compatible with surrounding residential uses.” Campgrounds require relatively large areas and it is allowed by conditional use in the Heartland-10 district.

The proposed area of the lot may be considered ideal for a campground because it is already heavily wooded and may help screen the use from the road. Note that the trees appear to be evergreens, possibly the result of a tree plantation. Additionally, the campground may be deemed somewhat compatible with the surrounding area considering the existing nearby industrial uses to the north/northeast and the agricultural use to the northeast. The rest of the surrounding area contains low-density residential development and vacant lots.

The fact that this parcel is adjacent to a 90-degree curve on a county highway that already has a moderate amount of traffic in the summertime may present safety concerns, considering heavy industrial vehicles and residential traffic will also be using CTH ZZ. Also, the residential subdivision directly to the east, across CTH ZZ, has six lots already developed with single-family homes.

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

KR/RYG/MKG
05/18/2022

Aerial Map (neighborhood)

Conditional Use Permit

Hockers: 018-01-02312834B

Proposed Use: Campground



Aerial Map (close-up)

Conditional Use Permit

Hockers: 018-01-02312834B

Proposed Use: Campground

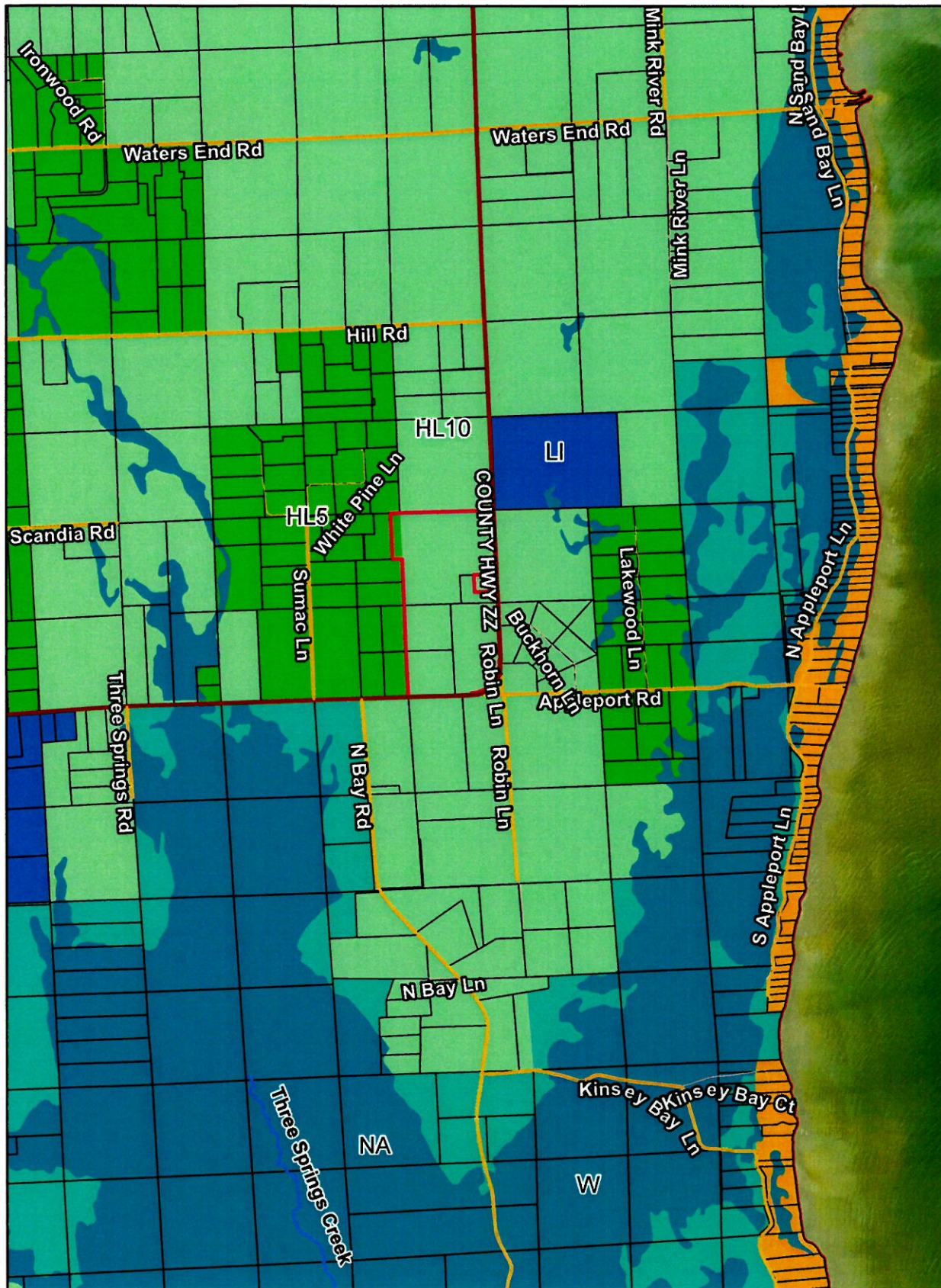


Zoning Map

Conditional Use Permit

Hockers: 018-01-02312834B

Proposed Use: Campground

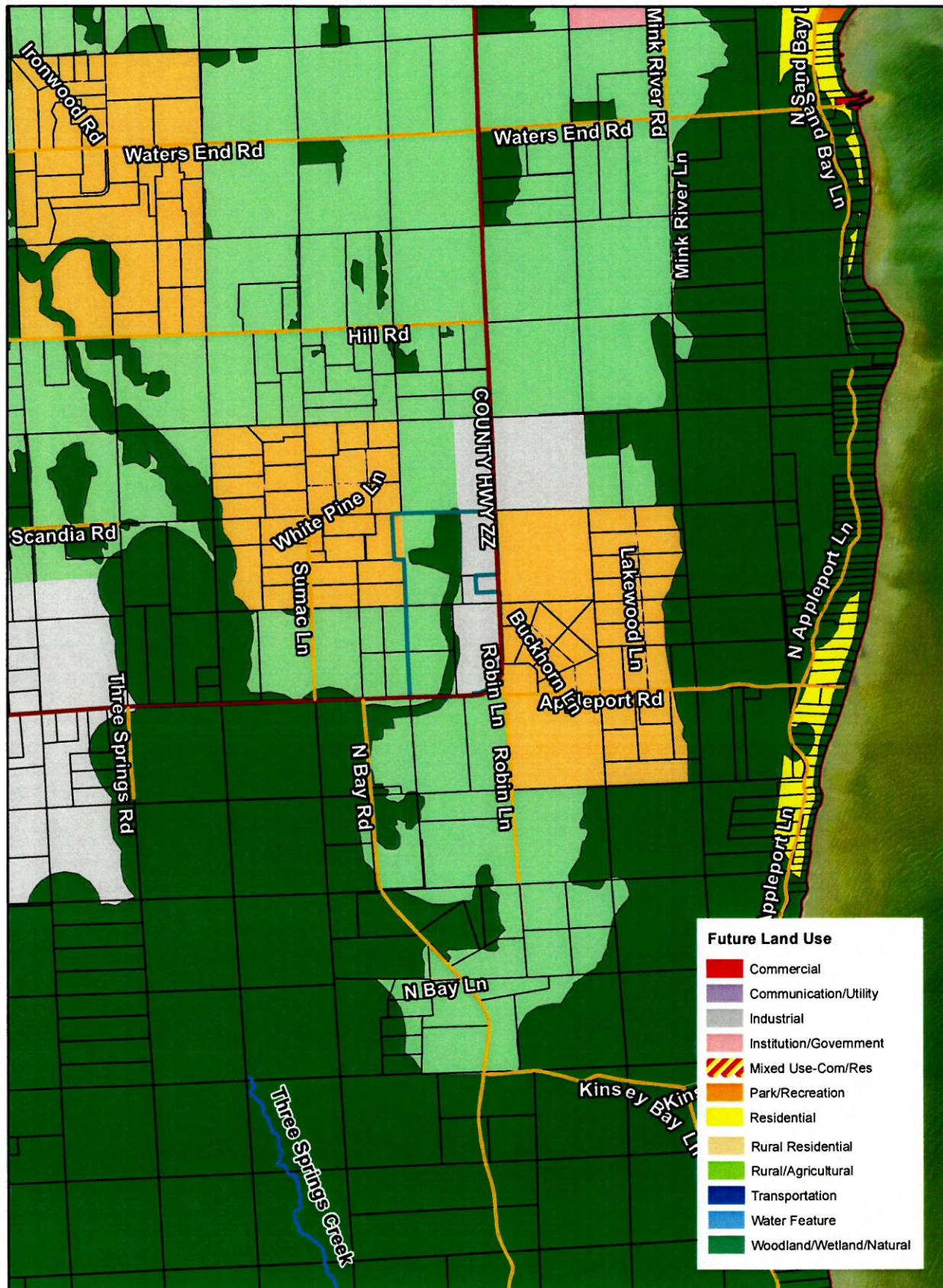


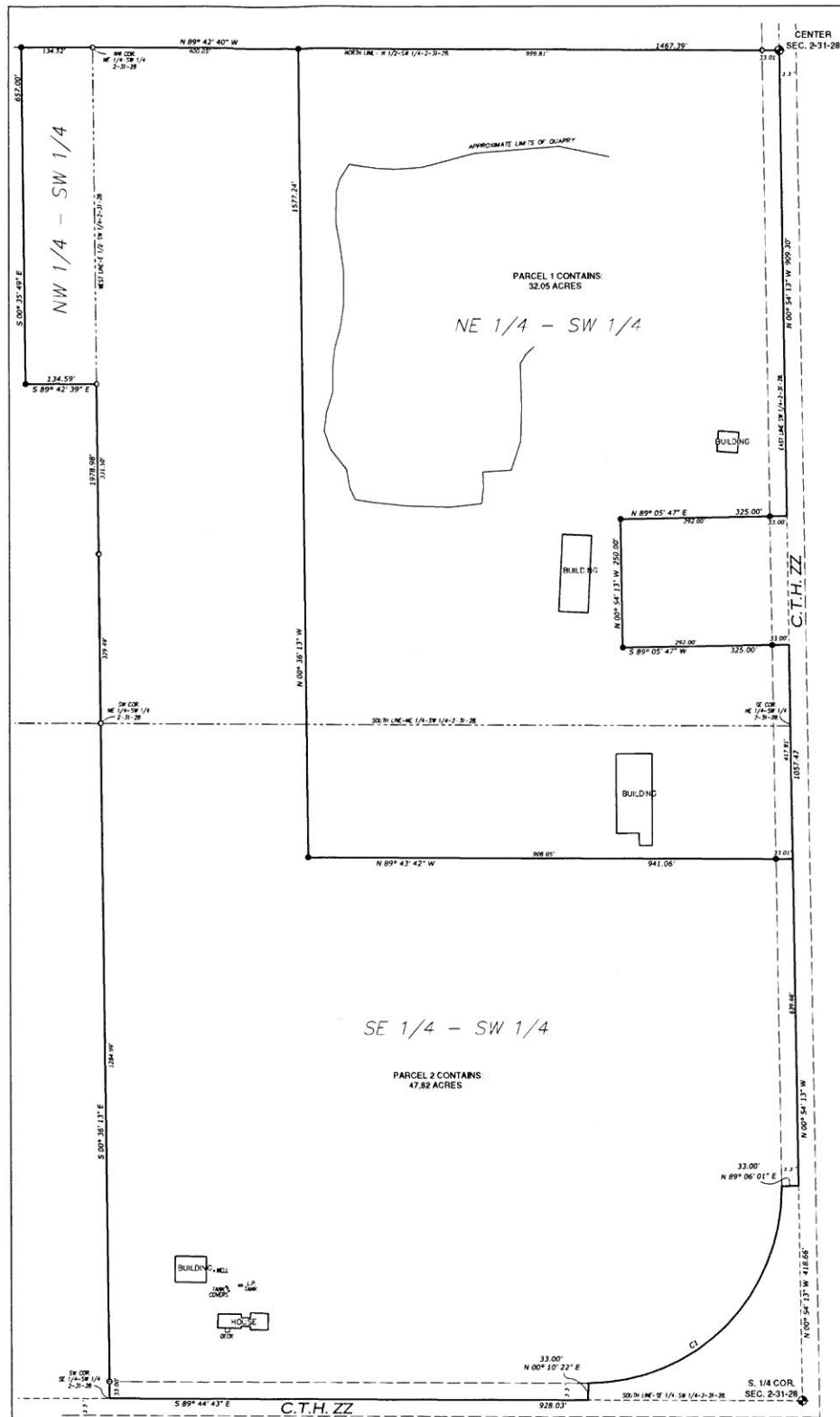
Future Land Use Map

Conditional Use Permit

Hockers: 018-01-02312834B

Proposed Use: Campground





Commencing at the South 1/4 corner of said Section 2; thence N 00°54'13" W - 263.43 feet to the Center of said Section 2 and the point of beginning of lands to be described; thence N 89°42'40" W - 332.82 feet along the north line of the North 1/2 of the SW 1/4 of said Section 2; thence S 00°36'13" E - 157.74 feet; thence S 89°43'42" E - 941.06 feet to the point of the Last 1/2 of the SW 1/4 of said Section 2; thence along said east line N 00°54'13" W - 417.81 feet; thence S 89°25'47" W - 375.00 feet; thence N 00°54'13" W - 250.00 feet; thence N 89°05'47" E - 375.00 feet to said east line of the SW 1/4; thence N 00°54'13" W - 909.30 feet along said east line to the point of beginning.

[illegible]

PROJECT: NEW HOUSING CAMPORNO AND VICINITY-7011
JOB NO. 24686
SHEET 1 OF 1
1-31-202

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.

The proposed 96-unit campground should not have any negative impacts on property values. The campground will be screened by an existing tree line (50' wide) and most adjacent property is under the same ownership as the campground (Jill and Pat Hockers).

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

There are several campgrounds in the area. Within a 5-mile radius there are at least 4 private campgrounds (Wagon Trail, Hy-Land, Dovetail Acres, Aqualand) – yet there is still a high demand for more camping opportunities within Northern Door County.

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

Door County has designated the area as Industrial area on the Future Landuse Map (2035) and has excluded the area from the Farmland Preservation area. The campground will be a "lighter" use than industrial, so therefore it is an acceptable use of the land – and will provide a buffer between the future industrial area/zoning and future residential that occupies the eastern/southern side of County Highway ZZ.

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

☐ Public Sewer

☒ Private Onsite Wastewater Treatment System (POWTS)

Check One

☐ Existing

☒ New

Check One

☒ Conventional Septic

☐ Other In-ground System

☐ Holding Tank

5) Provision for a potable water supply.

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

☒ Well

Check One

☒ Existing

☐ New

Check One

☒ Private Well

☐ Shared Well

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: Typical campground noises will be created, however quiet hours will be established from 10pm-7am.

Odor: Campfire smoke would be the only odor created.

Dust: Although the campground roads will be gravel, speed limits will be set to 10mph to reduce/eliminate any vehicular dust creation. Existing evergreen trees onsite will be maintained to further prevent dust from leaving the site.

8) Provision of safe vehicular and pedestrian access.

Vehicular Access

☐ Existing Driveway(s) to _____
(Road Name)

☒ New Driveway(s) to: County Hwy ZZ, just south of existing driveway into Hockers Excavating shop area.
(Road Name)

A new driveway will be established just south of the existing driveway into Hockers Excavating shop area. This will offer a safe entry/exit point for all campground traffic. The entryway road will have over 300' of queuing length before the campground gate/entry check point is reached, allowing for a large number of vehicles to safely exit the road and await entry. A vision triangle will be cleared at the entrance and the entrance was placed on a flat section of County Hwy ZZ to allow maximum site distance in both directions.

Pedestrian Access

☐ Sidewalks
☐ Path or Trail
☒ No Pedestrian Traffic

There will be no pedestrian access to any public roadway or right of way. There should be no reason for pedestrian traffic to leave the campground.

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

Existing traffic: _____ High Levels X Medium Levels _____ Low Levels

The proposed campground is located on a county highway (not a town road or other smaller kind of roadway). During peak campground season (May-Sept.), there should be only minimal impacts to either traffic flows or congestion. WI DOT typically considers the capacity of a two-lane rural roadway to be 12,000-15,000 vehicles per day (VPD). WI DOT also shows an average VPD of 1,000 vehicles for County Hwy ZZ, just east of Sister Bay. Assuming the campground adds 200 VPD at peak summertime (±100 sites @ 2 trips/day), the overall VPD on the roadway is still well below the intended maximum for a county highway. The highway also has adequate lane and shoulder width to accommodate RV campers.

County Hwy ZZ has a speed limit of 55mph with no stop signs or traffic lights within 3 miles in either direction, so all campground generated traffic will have an easy time of joining the existing traffic load and continuing along their intended path. County Hwy ZZ also currently hosts a fair amount of large construction traffic due to the proximity to both Hockers Excavating (owners/applicants of this CUP) and JF Construction, so the addition of full-sized pickups pulling RV campers down the road should not seem out of place or oversized. During the off-season, there will be no impacts to the traffic flows (campground will be closed or have very minimal occupation).

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

PLEASE SEE SEPARATE PAGE – Sister Bay Fire Chief has approved the site plan for fire protection access/purposes.

11) Provision for proper surface water drainage.

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

Baudhuin Engineering and Surveying, Inc. has been retained to design an appropriate storm water management plan for the campground to appease all state requirements (NR 151, sites over 1 acre of disturbance). Should the RPC deem it necessary, the plan will also satisfy DC SWDC requirements.

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

The proposed campground has only one large building (Rec Center and Bath House), which will be placed in the NW corner of the campground and be screened from public view with the required tree plantings along public right of ways. The Rec Center will also be constructed in a visually appealing, modern-rustic, manner. The campground will have a number of small cabins (less than 500sf). These cabins will be constructed with natural wood exteriors to also create a modern-rustic look.

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

"Dark-Sky Friendly" lighting will be used throughout the campground so that there should be no 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.

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

Some trees will be removed on the interior of the campground parcel in order to install roads/utilities/etc., however the trees screening the roadway will be maintained and supplemented, if needed. The intent is to remove only the trees absolutely necessary within the campground, leaving as many as possible undisturbed.

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

The campground will generally follow existing contours. In certain areas, small amounts of fill (less than 3') may need to be brought in or removed to level parking pads or smooth bumps. There will be no changes to the topography, or vegetation, within the 50' buffer along the roadways.

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

Financial assurance should not be required to meet any objectives of the ordinance. There are no features intended for public dedication and all necessary utility work (sanitary, water, storm) will need a multitude of local and state permits and approvals before construction can begin.

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

Any potentially problematic facets of construction (sanitary, water, storm, driveway access) will need a number of state and local permits and approvals before construction can begin. Any problem areas will be addressed, commented on, and corrected by the various agencies before any permits are issued.

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

The proposed campground should impact the public in a positive manner. The campground will create jobs, stimulate tourism, and offer vacationers a place to stay at a reasonable price. Campgrounds also create a sense of community and help people become closer to nature!

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

By what month and year will the project be completed? May, 2025

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.

Small, privately-owned campgrounds are an exceptional way for people of all means and resources to visit Door County, thereby bringing in tourism dollars to a number of local businesses while also creating jobs for campground hosts and service providers. This proposed campground will be visually appealing, being set in an evergreen woods – fully screened from the roadway, and will have minimal impacts on the neighboring landowners and environment. It is being developed and constructed by a local family (the Hockers) who have been part of the Northern Door Community for over 40 years, and plan on being here for many more – as campground hosts and owners (along with everything else they do)!

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: lriemer@co.door.wi.us.

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

As Fire Chief of the Sister Bay 1/2 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: None

[Signature]
(Signature)

Fire Chief

12-27-2021

(Date)

**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): PATRICK J HOCKERS

JILL M HOCKERS

Propose to:

CONSTRUCT A 96-UNIT CAMPGROUND (19 CABINS & 77 RV SITES)

WITH A REC CENTER/BATH HOUSE

The existing use of structure or land in question is:

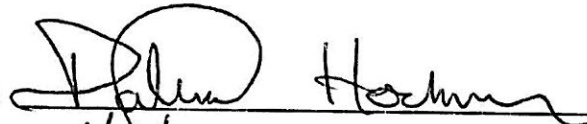
VACANT WOODLAND

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:

DATE:


1/7/2022

CAMP DOOR

| 920-854-2116 | hockers.exc@gmail.com

Wednesday, April 6, 2022

Dear Recipient:

The welcome center/camp store at Camp Door will not be used for general public use. This space will be utilized by staff, campers, and those staying in on-site cabins.

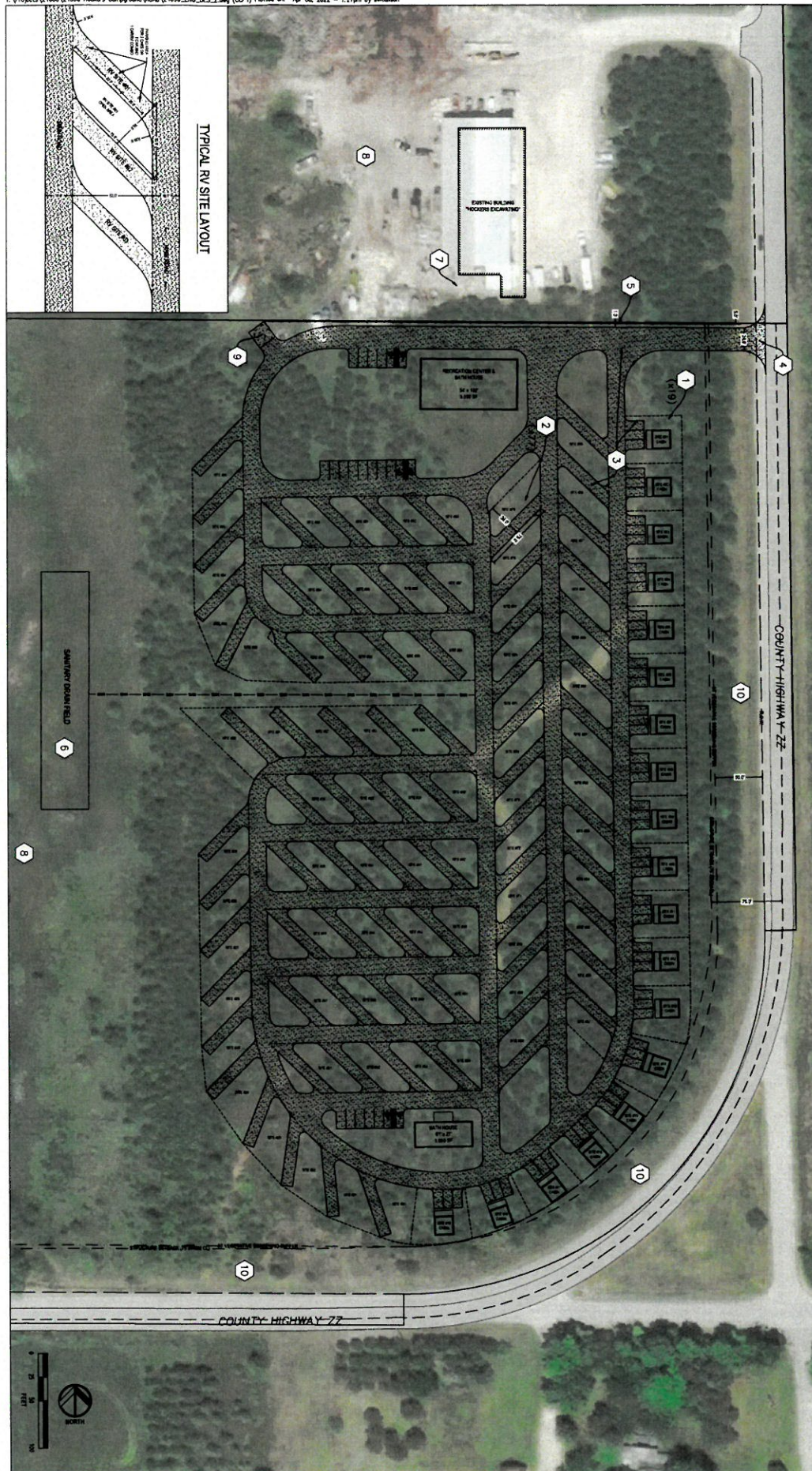
Sincerely,

Camp Door

Matthew J Hockers 4/6/22
Matthew J Hockers

Christopher L. Hockers
Christopher L. Hockers 4/6/22

Patrick J Hockers 4/6/22
Patrick J Hockers



- #) SHEET KEY NOTES**
1. CAMP SITE: CAMPS TO BE 20'x20' (400sq) WITH 20'x6' DECK AND ELECTRIC, WATER, AND SANITARY SERVICE. 3 PARKING SPACES PER SITE.
 2. RV SITE: 36' MINIMUM WITH ELECTRIC, WATER, AND SANITARY SERVICE. SPACE FOR 2 VEHICLES PER SITE. SEE DETAIL.
 3. THIS SHEET
 4. ALL DRIVES AND PARKING PADS TO BE GRAVEL.
 5. NEW DRIVEWAY LOCATION. 5' OFF LOT LINE.
 6. NEW DRIVEWAY LOCATION. 5' OFF LOT LINE.
 7. NEW DRIVEWAY LOCATION. 5' OFF LOT LINE.
 8. NEW DRIVEWAY LOCATION. 5' OFF LOT LINE.
 9. NEW DRIVEWAY LOCATION. 5' OFF LOT LINE.
 10. NEW DRIVEWAY LOCATION. 5' OFF LOT LINE.

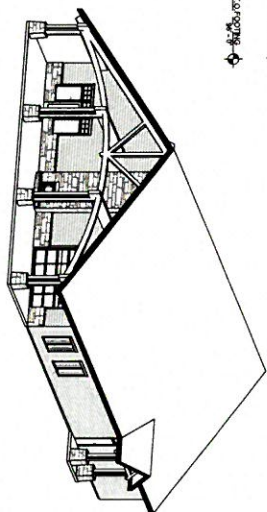
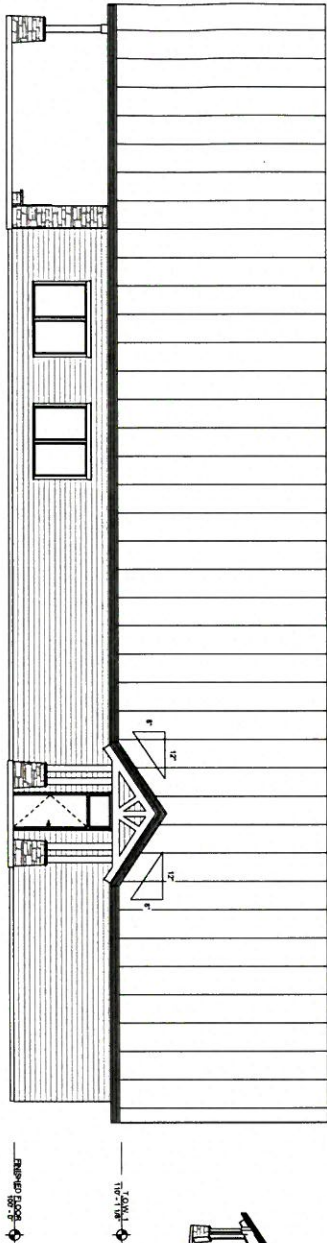
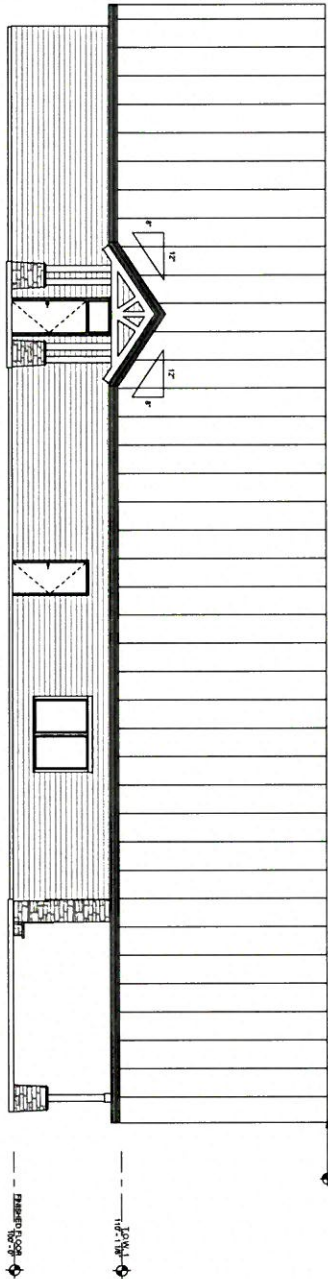
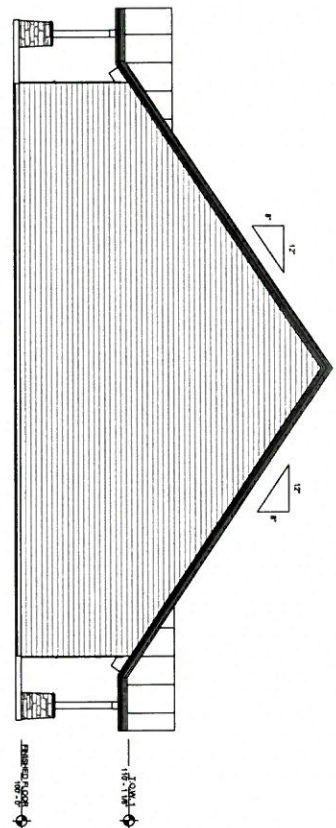
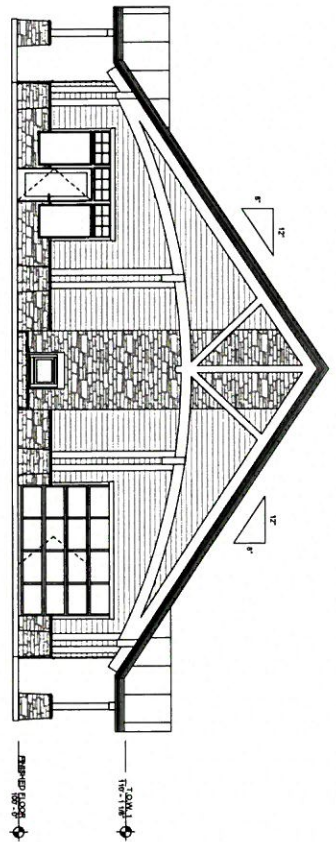
TOTAL NUMBER OF SITES: 96
 CAMP SITES: 19 (19.80%)
 RV SITES: 77 (80.20%)

PERVIOUS SURFACE RATIO: 0.1173 (11.73% PERVIOUS)

TOTAL PERVIOUS SURFACE AREA: 24,121 SF (5.51 AC)

BATH HOUSE: 1,100 SF
 REC CENTER: 1,100 SF
 TOTAL PERVIOUS SURFACE AREA: 24,121 SF (5.51 AC)

TOTAL PAVED AREA: 1,000 SF (0.23 AC)



CONCEPTUAL PLAN ONLY
NOT FOR CONSTRUCTION

REVISIONS	
1	Initial Design
2	Final Design
3	Construction Documents
4	As Built

ARCHITECT OF RECORD:

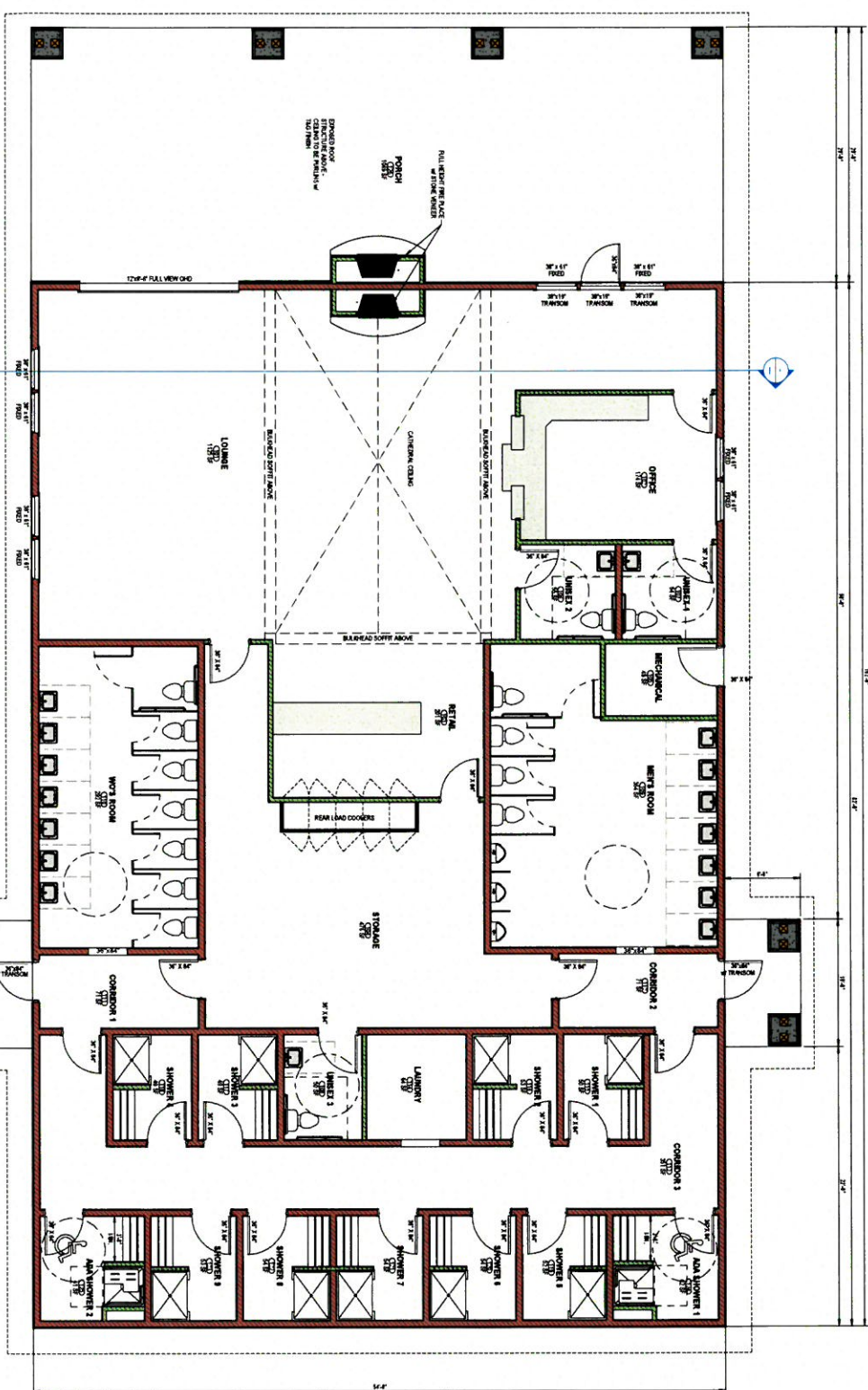
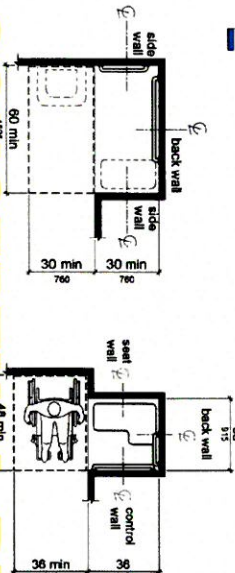
COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

Alliance
CONSTRUCTION & DESIGN

1000 W. 10th St. Suite 100
Orem, UT 84057
801.223.1234

PROJECT INFO:
PROJECT #21-065
CONCEPTUAL PLAN ONLY
NORTH BAY CAMPGROUND LODGE
DOOR CO. WISC.

DATE	2/23/2022 1:41:14 PM
BY	M.J.D.
SCALE	3/16" = 1'-0"
SHEET NAME	ELEVATIONS



Advisory 600.1 General: Shower stalls that are 60 inches (1525 mm) wide and have no curb may increase the usability of the shower because the shower stall provides additional maneuvering space.

[illegible]

EXCEPTION: A tractor complying with 505 shall be permitted on one 30 inch (762 mm) wide minimum side of the clearance adjacent to the controls or, where provided, not on the side of the clearance provided that it is not on the side of the clearance adjacent to the driver seat.

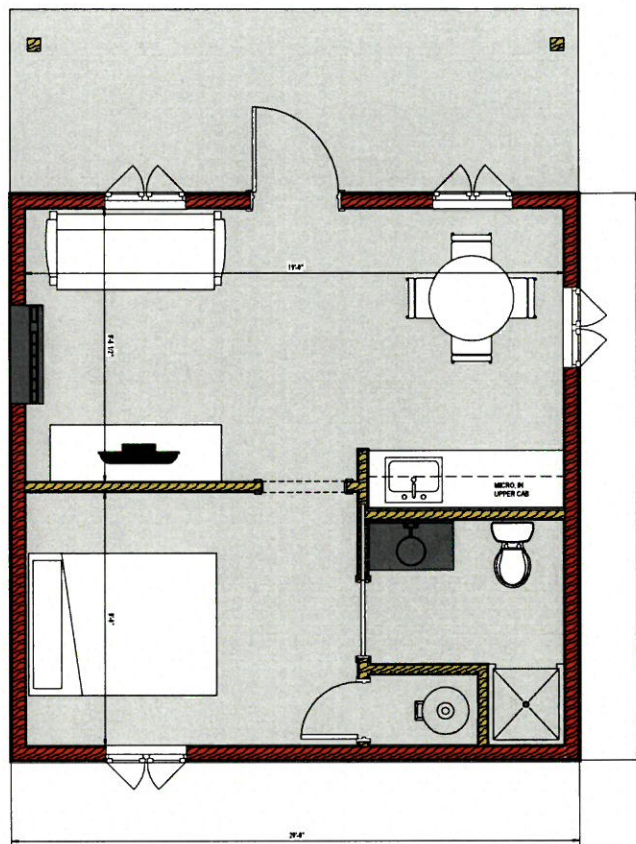
NORTH BAY CAMPGROUND LODGE
DOOR CO. WISC.

COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

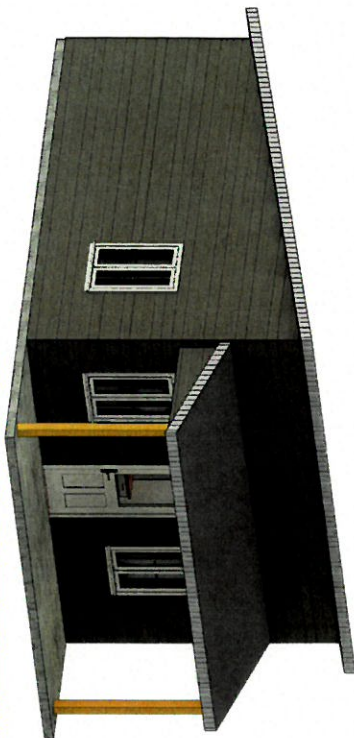
Alliance

FLOOR PLAN

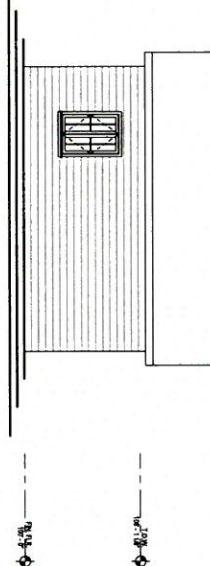
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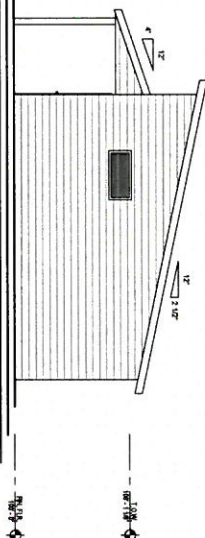
1 FLOOR PLAN
1/8" = 1'-0"



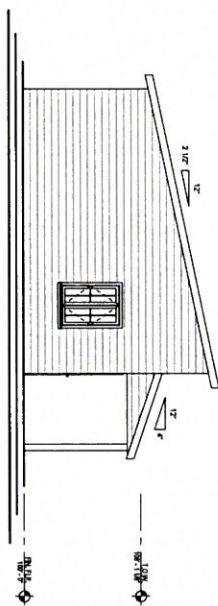
2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"

CONCEPTUAL PLAN FOR NOT FOR CONSTRUCTION

PROFESSIONAL SEAL:

Alliance
CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

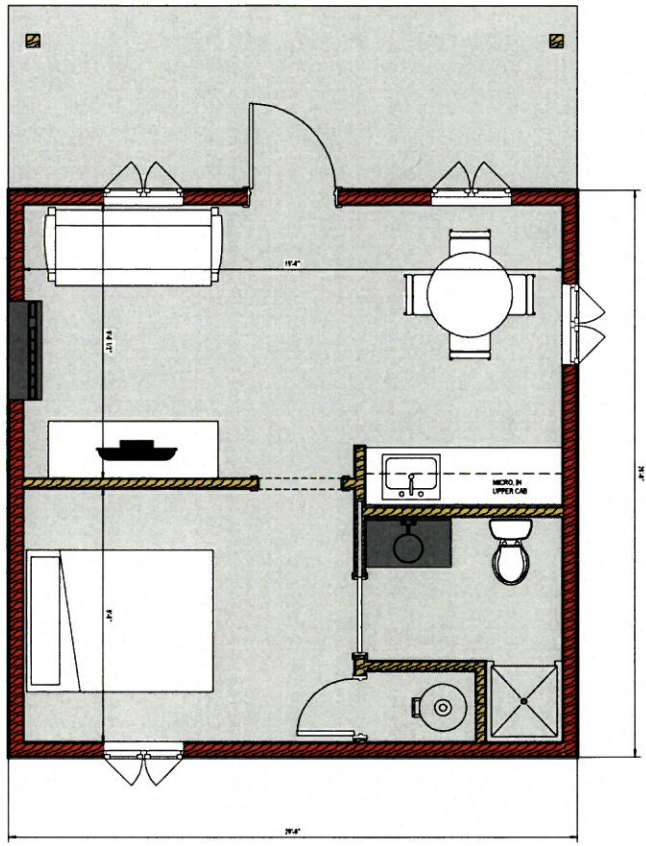
PROJECT INFO:
PROJECT #21-065
CONCEPTUAL PLAN FOR
NORTH BAY CABIN 'A'
DOOR COUNTY, WISC.

FLOOR PLAN

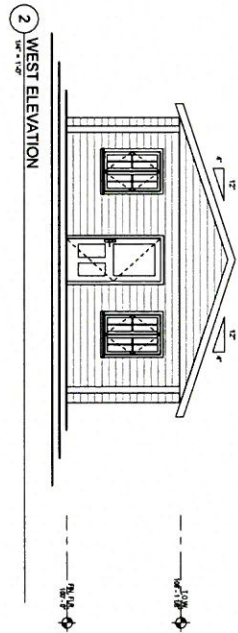
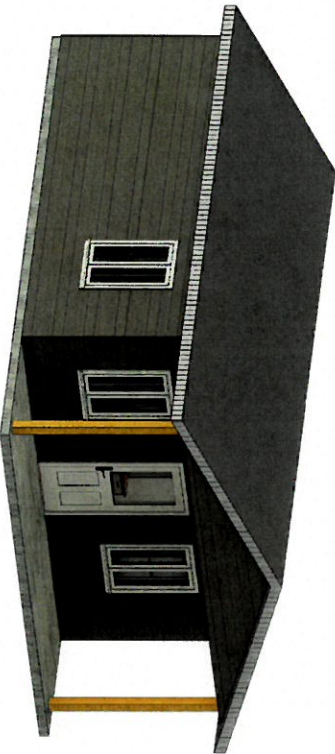
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CHECKED: 2/28/2022 11:18 AM
DRAWN BY: M.J.D.
SCALE: As Shown
SHEET NAME:

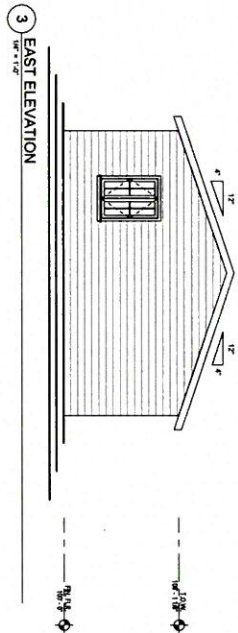
NO.	REVISION	DATE
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2	ISSUED FOR CONSTRUCTION	
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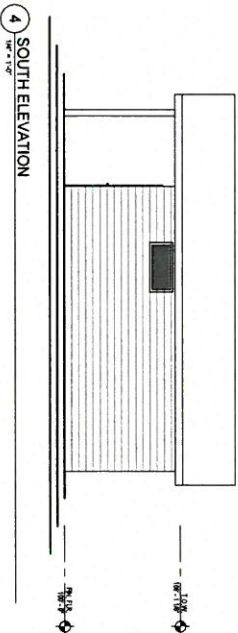
1 FLOOR PLAN
1/8" = 1'-0"



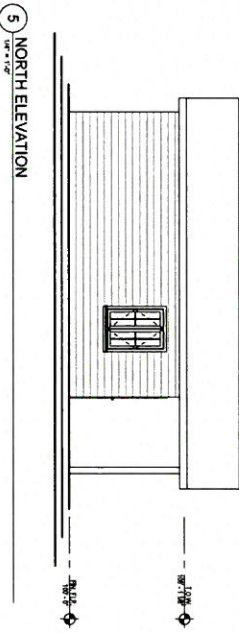
2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"

CONCEPTUAL PLAN FOR NOT FOR CONSTRUCTION

PROFESSIONAL SEAL:

Alliance
CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (820)-336-3400 FAX: (820)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

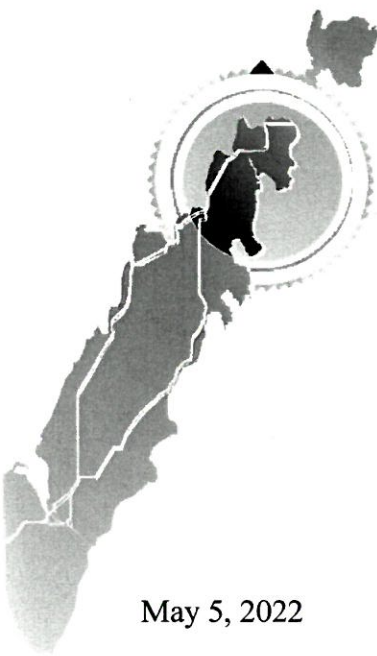
PROJECT INFO:
PROJECT #21-065
CONCEPTUAL PLAN FOR
NORTH BAY CABIN 'B'
DOOR COUNTY, WISC.

FLOOR PLAN

202

DATE: 2/23/2022 1:38:14 PM
DRAWN BY: MJD
SCALE: As Shown
SHEET NAME:

NO.	REVISIONS	DATE
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3	ISSUED FOR CONSTRUCTION	2/23/2022
4	ISSUED FOR CONSTRUCTION	2/23/2022
5	ISSUED FOR CONSTRUCTION	2/23/2022
6	ISSUED FOR CONSTRUCTION	2/23/2022
7	ISSUED FOR CONSTRUCTION	2/23/2022
8	ISSUED FOR CONSTRUCTION	2/23/2022
9	ISSUED FOR CONSTRUCTION	2/23/2022
10	ISSUED FOR CONSTRUCTION	2/23/2022



Town of Liberty Grove

We're Like Nowhere Else

May 5, 2022

To: Patrick and Jill Hockers

Re: Conditional Use Application parcel # 018-01-02312834B (subject to change with land division).

This letter comes to you as notice that the Town of Liberty Grove has received a copy of your application for a conditional use permit for parcel # 018-0-02312834B (subject to change with land division).

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, June 8, 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 June 8th 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 up until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall on Old Stage Road, by requesting a PDF file of the application from the Town Office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,



Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove



Town of Liberty Grove

We're Like Nowhere Else

May 20, 2022

To: Adjacent landowners of Patrick & Jill Hockers
Parcel # 018-01-02312834B (subject to change with land division)

Re: Conditional Use Permit Application

This letter comes to you as notice that Patrick and Jill Hockers have submitted an application to the Door County Resource Planning Committee for a Conditional Use Permit to establish a campground containing 96 campsites, a 54' x 102' building with an office, bathrooms, and retail space, and a 27' x 61' bathroom and shower building on a 47.82-acre parcel. A campground may be authorized by Conditional Use Permit in the Heartland-10 (HL10) zoning district.

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, June 8, 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 June 8th 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 P. Bell
Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove

GARY M ANDERSON
10685 COUNTY HIGHWAY ZZ
SISTER BAY, WI 54234

PAULA M ANSCHUTZ
1453 APPLEPORT RD
SISTER BAY, WI 54234

ROBERT S KROL
815 ROCK SPRING RD
NAPERVILLE, IL 60565

HOCKERS EXCAVATING INC
10695 COUNTY HIGHWAY ZZ
SISTER BAY, WI 54234

BEVERLY KNUTSON
10584 N BAY RD
SISTER BAY, WI 54234

MARLIN H ARNHOLZ
889 MILFORD ST
CARY, IL 60013

PATRICK HOCKERS
10724 SUMAC LN
SISTER BAY, WI 54234

DOUGLAS J BENSYL
10649 BUCKHORN LN
SISTER BAY, WI 54234

ROBERT A FASSBENDER
2004 E HIGGINS HILL
DE PERE, WI 54115

OHCE LLC
PO BOX 430
BAILEYS HARBOR, WI 54202

ANTHONY L GONZALES
1437 APPLEPORT RD
SISTER BAY, WI 54234



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

Kristin Rankin, Zoning Administrator

Direct line: (920) 746-2266

Main office line: (920) 746-2323

FAX: (920) 746-2387

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

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

May 24, 2022

Town of Liberty Grove
C/o Anastasia Bell, Clerk
Via Email

Re: Petition for variance for Parcel # 018-03-04322924H, 12532 Northern Door Rd.

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request for a variance on a property in the Town of Liberty Grove at an upcoming Door County Board of Adjustment meeting. The scheduling process for the hearing will begin on June 21, 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. Comments may still be submitted to the Land Use Services Department concerning the proposal up to noon the day before the hearing and/or the town may offer verbal testimony at the hearing.

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

Joseph and Judith Richardt are requesting variances from Section IV.B.2.b of the Door County Shoreland Zoning Ordinance and Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance. According to Section IV.B.2.b of the Door County Shoreland Zoning Ordinance all additions to the residence shall be located at least 56 feet from the ordinary high water mark of Lake Michigan. According to Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance all additions to principal structures must be located 20 feet from side lot lines in SF30 zoning district.

The applicant is proposing a 30' X 58' addition to the existing residence which will be located as close as 48.5' from the ordinary high water mark and as close as 19.7' from the northern side lot line. The applicant is also proposing an attached deck which will be located as close as 40.9' from the ordinary high water mark and as close as 19.6' from the northern side lot line.

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 discuss this matter at a future meeting.

Sincerely,

Kristin Rankin
Zoning Administrator

Enc.: Variance application packet and town recommendation worksheet
C.C.: Joseph and Judith Richardt, with enclosure (via email)
Richard Toyne, with enclosures (via email)
Adjacent property owners within 300' to receive letter only

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

Joseph and Judith Richardt are requesting variances from Section IV.B.2.b of the Door County Shoreland Zoning Ordinance and Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance. According to Section IV.B.2.b of the Door County Shoreland Zoning Ordinance all additions to the residence shall be located at least 56 feet from the ordinary high water mark of Lake Michigan. According to Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance all additions to principal structures must be located 20 feet from side lot lines in SF30 zoning district.

The applicant is proposing a 30' X 58' addition to the existing residence which will be located as close as 48.5' from the ordinary high water mark and as close as 19.7' from the northern side lot line. The applicant is also proposing an attached deck which will be located as close as 40.9' from the ordinary high water mark and as close as 19.6' from the northern side lot line.

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

Reason(s) for the town's decision:

Is the proposal consistent with the Town Comprehensive Plan?

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

Town Clerk Signature

Date

***See reverse for variance criteria.**

GENERAL CRITERIA REGARDING ZONING HEARING CASES IN DOOR COUNTY

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

PETITION FOR VARIANCE

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

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

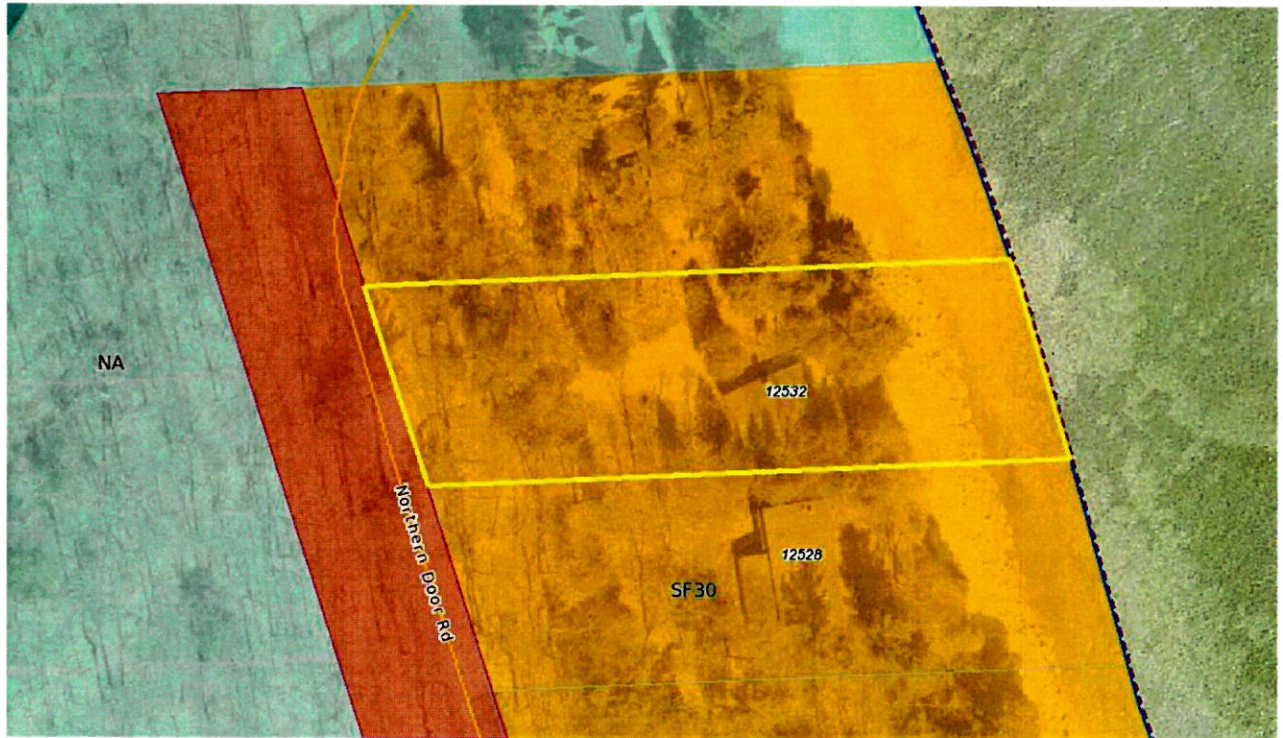
By state statute, petitions for variance from the county zoning ordinance are heard and decided upon at a public hearing before the board of adjustment or appeals (called the Board of Adjustment in Door County), members of which are appointed by the County Board of Supervisors. Appeals of Board of Adjustment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

Criteria for evaluating “area” variance petitions

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

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

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



PETITION

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

PETITION: (I) (We)

Full name(s): Joseph A. Richardt
Judith A. Richardt

Propose to:

Construct an addition to our existing 28'x36' cottage, consisting of a 28' x 30' Bedroom and Living area addition, an attached 30'x30' two-car garage, a 10'x6' covered entry porch, and an 8'x20' deck extension, according to the attached plans and elevations.

The existing use of structure or land in question is:

A single-family, owner-occupied residence located along Lake Michigan in an SF30 zoning district.

AUTHORIZATION FOR INSPECTION:

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

CERTIFICATION:

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

SIGNATURE OF PETITIONER/AGENT:

JhA Richardt Judith A. Richardt

DATE: 5/2/2022

A.) Unique Property Limitations

This property is 0.40 acres and sits on the shore of Lake Michigan at the south end of Deaths Door. It was the first home built on Northern Door Road, formerly Isle View Rd., by Bert and Betty Wiltse back in the 70's. We purchased this 2 bedroom, 1 bath cottage in 2008 from Betty Wiltse. We are the second owners of this property.

The property is 99' wide and 247' deep. The way the cottage sits on the property there is only one way to add on to it and that is to the north and west. All of the properties/lots on this road are not square to the shore or road. They are all rectangular and slightly parallelograms. There is a culvert pipe that runs along the north property line to accommodate water overflow from the wetlands to the west. The outflow from the neighbor's culvert has created an erosion point on the neighbor's property, just beyond the NW corner of our property, and that is the one point from which we are not meeting the required O.H.W.M. setback. Please note that along the majority of our shoreline the proposed addition meets the setback requirement.

We are looking to add an entry, master bedroom and bathroom, a half bath, a 2 car garage and a deck off the back side of the house to make the cottage more suitable as a full-time residence. We plan on retiring in this home as soon as it is complete. We have deep roots in the community and look forward to finally living in the northern Door.

A Variance is requested to allow one triangular corner section (approximately 50 sq.ft.) of the 1808 sq.ft. proposed addition to encroach 3.5 ft. max. beyond the required Ordinary High Water Mark setback (which is 51.7' for the easternmost 200 SF of the addition). About 1 sq.ft. of the NE corner of the addition will also extend 0.3 ft. beyond the required side yard setback. (See the Site Plan and measurements prepared by the surveyor.) These minor encroachments would allow the house addition to be built as planned. If possible, we would also like to include an 8'x20' extension of the existing east deck to serve the two exit doors from the addition per the attached plans.

B. Unnecessary Hardship

During the time that we have owned this cottage/property we have done everything we can do to fix, improve and update everything. This includes but not limited to the septic system, furnace, water heater, well pump, pressure tank, flooring, kitchen and bath remodel and painting everything. Then in 2020, Lake Michigan hit its record high water level. We applied for an emergency erosion permit with the DNR. Our shore was destroyed. We lost a 15'x15' deck to the erosion. In order to restore our shore we hired JF Fitzgerald Construction to fill and place "rip rap" along the shore. This was permitted by DC Zoning/Rick Brauer and the work was done to the tune of \$27,000.

In the meantime, our neighbors to the north, Ted and Lady Olson, have wetlands on the west side of their property, which is overflow from Europe Lake. This water flowed from west to east along the north side of our property, south side of their land and emptied into Lake Michigan causing more of our shore erosion and flooding our crawl space.* This flowing water also took out several of our trees and our NE survey stake. They ultimately had this problem fixed by installing a culvert pipe under his driveway and then a "river wash" from the southeast side of his driveway to redirect the wetland overflow directly into Lake Michigan. However the outflow from this culvert just north of our north property line has caused the aforementioned erosion along the shoreline.

The loss of shore along the neighbor's property, which is beyond our control, is now compromising our ability to add on to our cottage in a normal way, since this is the only point of measurement in which we are not meeting the setback requirement. We can only come out of our cottage at a certain point due to the existing cottage fireplace and bathroom. Our Architect, Rick Toyne, has drawn plans that are very suitable, modest, and compatible with the existing cottage aesthetic. Rooflines and water runoff must be considered in the plans. We have explored other options, but there is really only one way to accomplish this addition.

- * video available for viewing.

C. No Harm to Public Interest

Please be advised that there is "No Harm to Public Interest" in our requesting this variance for this addition. Our neighbors to the north have a \$2,000,000., 5000 square ft. home. Our neighbors to the south have a \$700,000. , 2000 sq. ft. home. We are not asking for a variance for a "McMansion". We are asking for a variance to allow us to expand the existing cottage into a modest year round home to live in, and with only minor encroachments into the required setbacks.

In addition, we will be taking mitigation measures to preserve and enhance the existing vegetation along both sideyards, maintaining natural materials and colors for the addition and existing cottage, and using minimal downcast lighting. In every respect we are striving to meet the overall intent of the zoning ordinance.

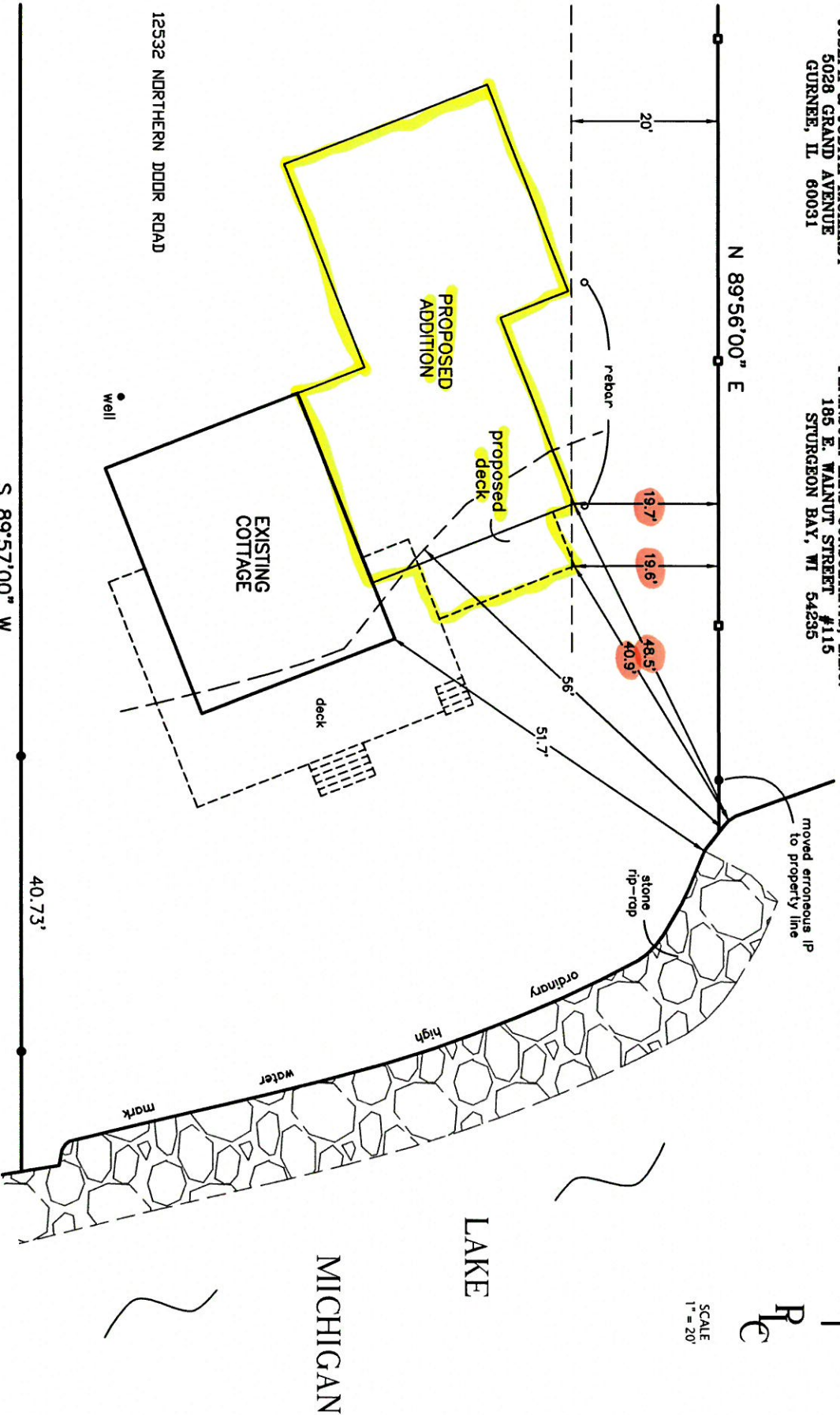
Thank you.
Joe and Judy Richardt

SITE PLAN

LOCATED IN:
GOVERNMENT LOT 2, SECTION 4,
TOWNSHIP 32 NORTH, RANGE 29 EAST, TOWN OF LIBERTY GROVE

prepared for
JOSEPH & JUDITH RICHARDT
5028 GRAND AVENUE
GURNEE, IL 60031

prepared by
PENINSULA LAND CONSULTANTS, L.L.C.
185 E. WALNUT STREET #115
STURGEON BAY, WI 54235



PROPERTY LINES SHOWN AS PER
PREVIOUS TELFER SURVEY, DATED 9 JAN 2008

● = FOUND IRON PIPE
□ = SET WOOD LATH

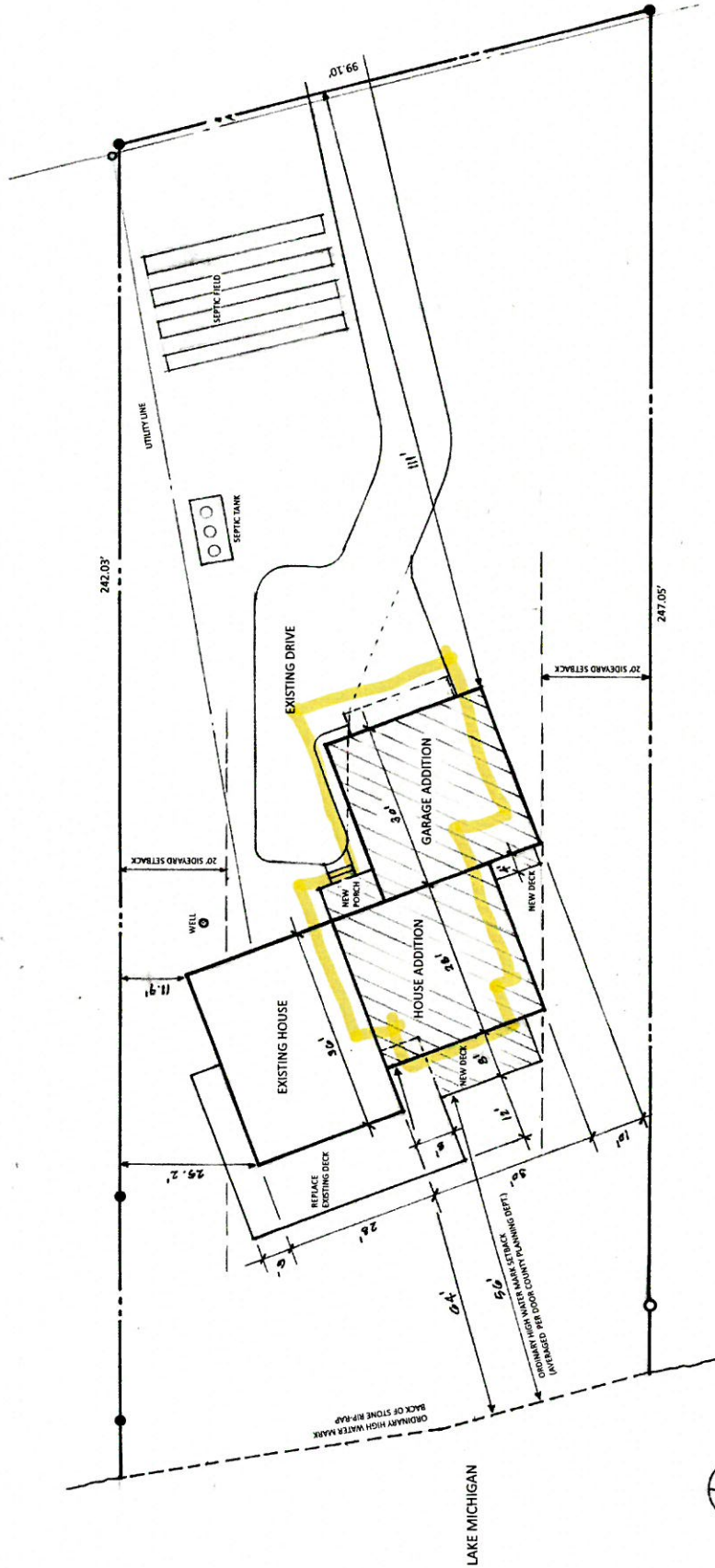
JOB NO. 22-004
APRIL, 2022

Richard Toyme Architect
Sturgeon Bay, WI 920-746-7568
richardtoyme@architect.com

Richard Residence Addition
12532 Northern Door Road
Liberty Grove, Wisconsin

1
02-08-22

NORTHERN DOOR ROAD

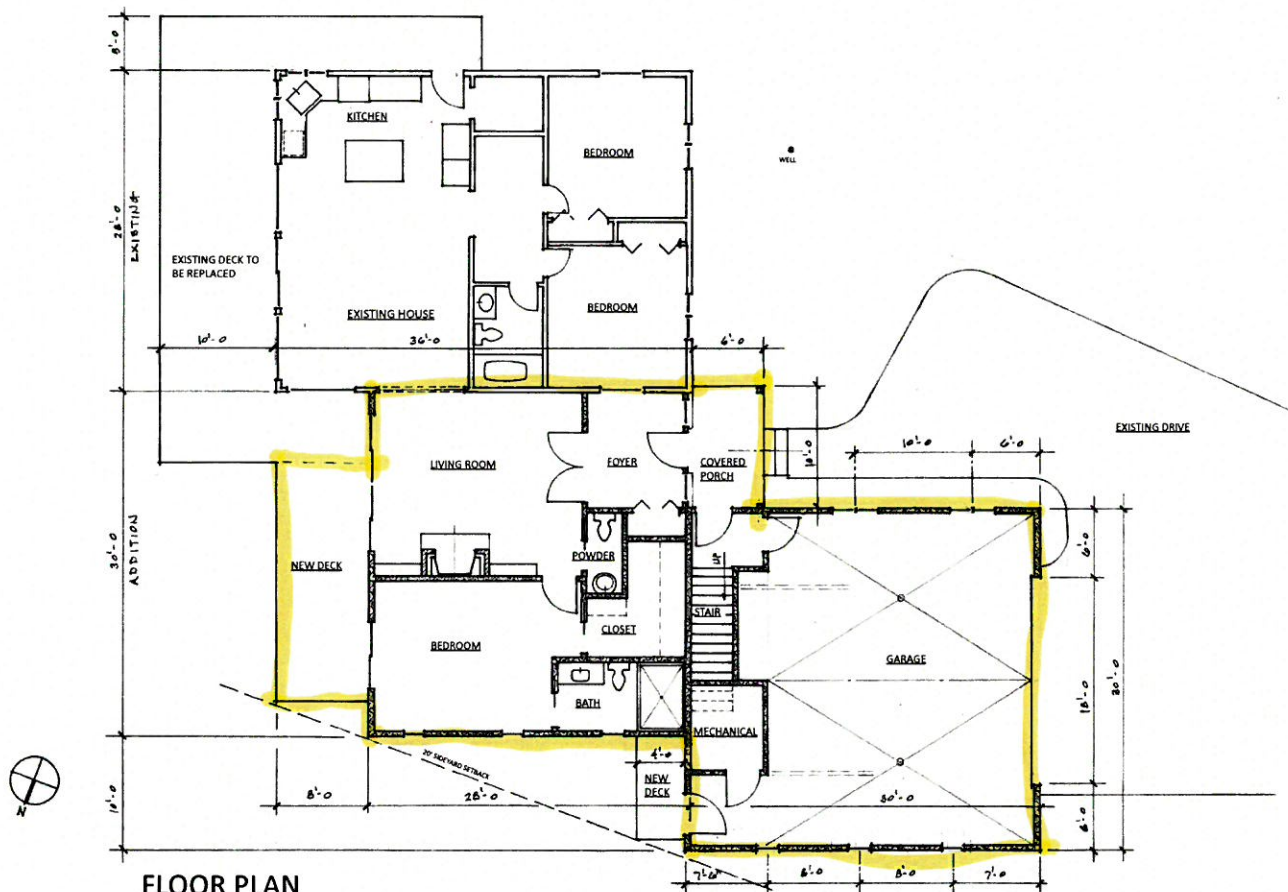


ADDITION AREAS	
HOUSE:	840 SF
GARAGE:	900 SF
COVERED PORCH:	60 SF
NEW DECK:	196 SF

LOT AREA: 23,527 SF
PROPERTY ADDRESS: 12532 NORTHERN DOOR ROAD
PARCEL NO.: 018-03-04322924H
SITE PLAN IS BASED ON A SURVEY BY LEE E. TELFER DATED JAN. 9, 2008

SITE PLAN
1" = 20'-0"





FLOOR PLAN
1/8" = 1'-0"

Richard Toome Architect
Sturgeon Bay, WI 920-748-7588
richardtoomearchitect.com

Richard Residence Addition
12312 Northern Deer Road
Liberty Grove, Wisconsin

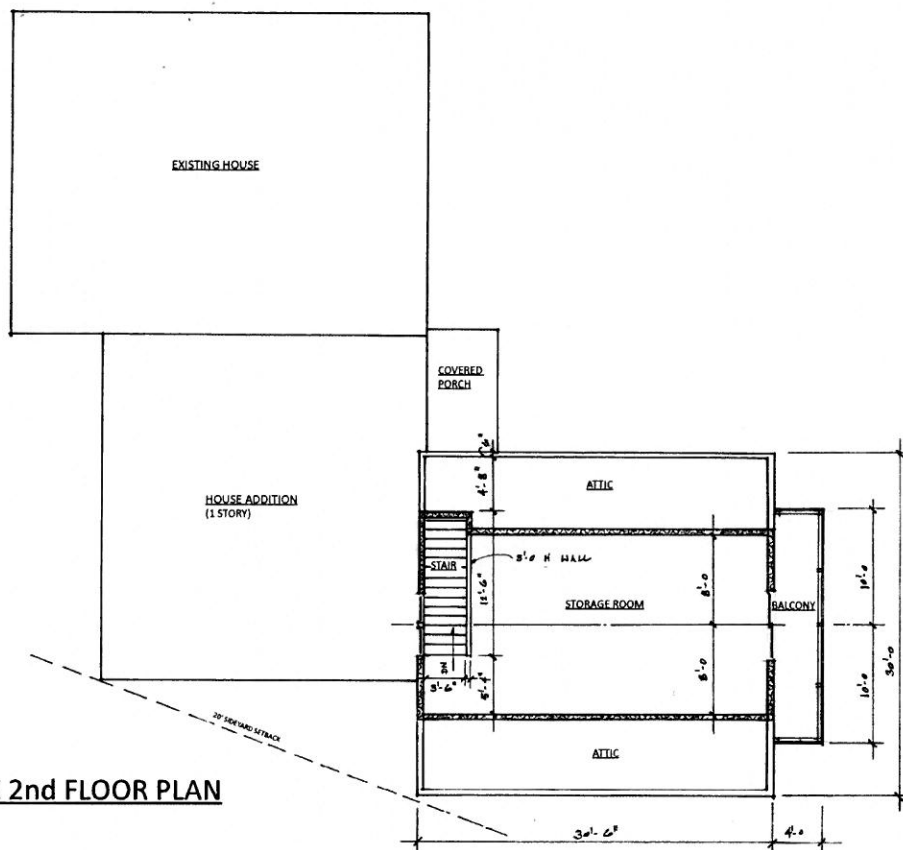
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02-08-22



GARAGE 2nd FLOOR PLAN

1/8" = 1'-0"

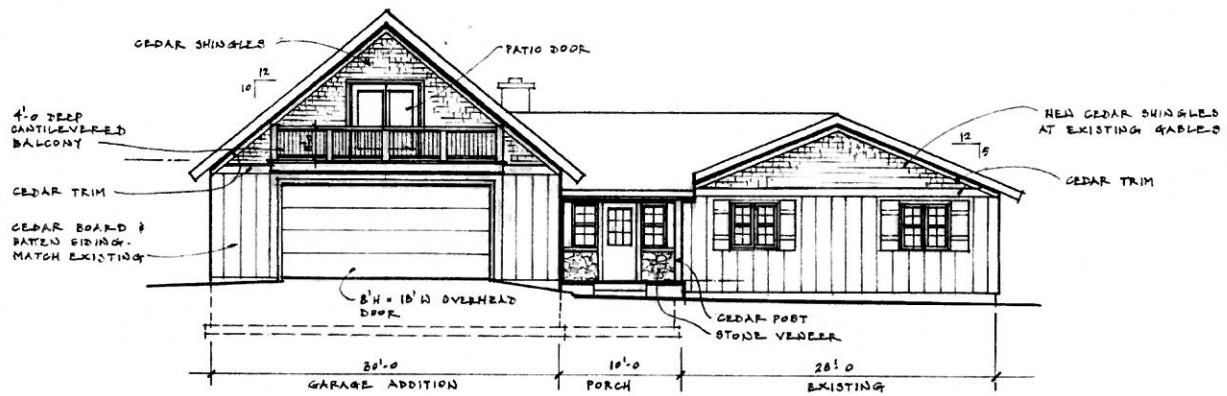


Richard Tonne Architects
Sturgeon Bay, WI 54240-1588
richardtonnearchitect.com

Richard Residence Addition
1551 Northern Deer Road
Liberty Grove, Wisconsin

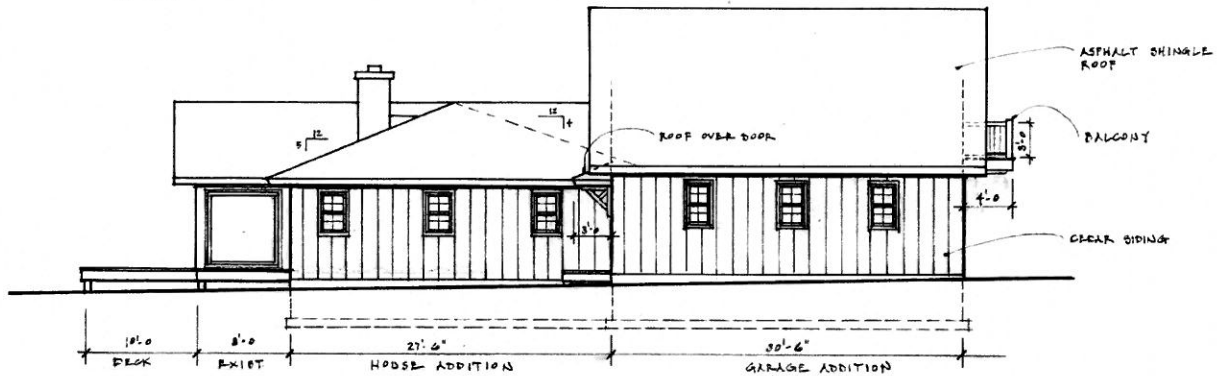
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02-08-22



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

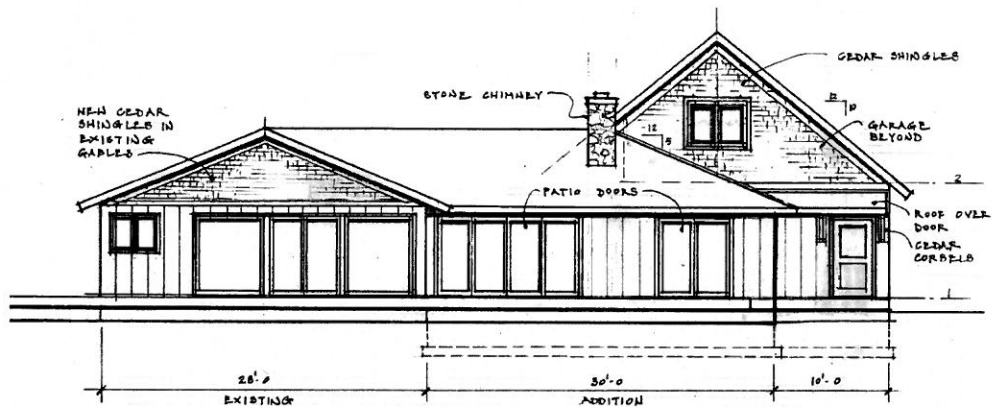
1/8" = 1'-0"

Richard Tonn Architects
Sturgeon Bay, WI 920-740-7588
richardtonnarchitect.com

Richard Residence Addition
1531 Northern Deer Road
Liberty Grove, Wisconsin

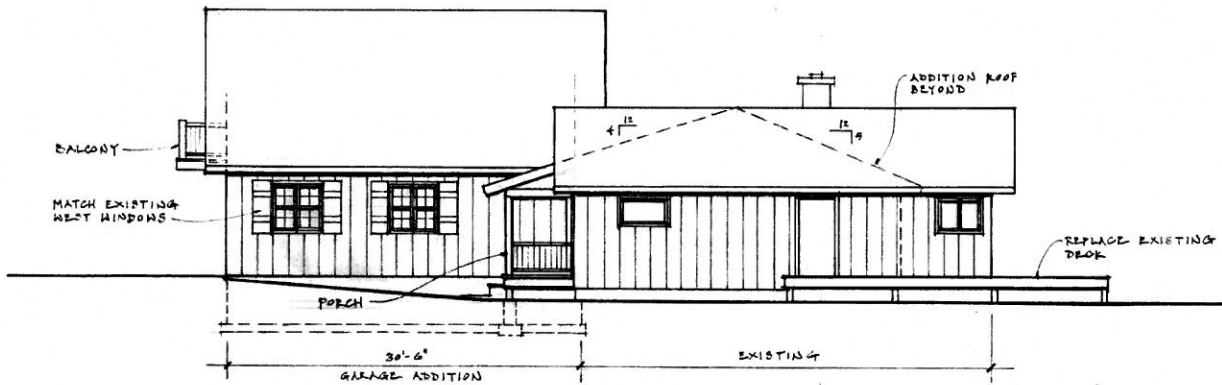
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02-08-22



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

Richard Tene Architect
Sturgeon Bay, WI 54782-7968
richard@tenearchitect.com

Richard Residence Addition
1532 Northern Door Road
Liberty Grove, Wisconsin

5

02-08-22

THEODORE B OLSON
466 RIVER BEND RD
GREAT FALLS, VA 22066

CLAUDIA J ALT TRUST
1113 SINGINGWOOD CT #5
WALNUT CREEK, CA 94595

MARY ANN BLENDONOHY TRST
1670 MILLBURNE RD
LAKE FOREST, IL 60045

TIMOTHY R SCHOEWE TRUST
6420 N SANTA MONICA
FOX POINT, WI 53217

PHILLIP R MOTZ
1186 S COUNTY RD 200E
KOKOMO, IN 46902

JOSEPH A RICHARDT
111 HITCHING POST LN
GRAYSLAKE, IL 60030

DONALD & JANICE MOTZ TRST
1557 KENNEDY DR
GREEN BAY, WI 54304

KATHRYN LYNNE JOHNSON
874 FOREST HILL RD
LAKE FOREST, IL 60045



Town of Liberty Grove

We're Like Nowhere Else

May 26, 2022

To: Joseph & Judith Richardt

Ref: Petition for Variance, parcel # 018-03-04322924H, 12532 Northern Door Rd.

This letter comes to you as notice that the Town of Liberty Grove has received a copy of your Petition for Variance for parcel # 018-03-04322924H

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, June 8, 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 petition and make a recommendation to the Town of Liberty Grove Board and the Door County Board of Adjustment.

You or your representative may attend this meeting on June 8th and comment on this variance application. If you cannot attend the meeting, you may send comments to the Town at the address below, by fax to 920-854-7366, or by email to tlibertygrove@gmail.com. Written, faxed, and emailed comments will be accepted until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall, by requesting a PDF file of the application from the Town Office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,

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



Town of Liberty Grove

We're Like Nowhere Else

May 26, 2022

To: Adjacent landowners of Joseph and Judith Richardt

Ref: Application for Petition for Variance, Parcel # 018-03-04322924H, 12532 Northern Door Rd.

This letter comes to you as notice that Joseph and Judith Richardt have petitioned for variances from Section IV.B.2.b of the Door County Shoreland Zoning Ordinance and Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance. According to Section IV.B.2.b of the Door County Shoreland Zoning Ordinance all additions to the residence shall be located at least 56 feet from the ordinary high-water mark of Lake Michigan. According to Section 3.02(3)(a) of the Door County Comprehensive Zoning Ordinance all additions to principal structures must be located 20 feet from side lot lines in SF30 zoning district.

The applicant is proposing a 30' X 58' addition to the existing residence which will be located as close as 48.5' from the ordinary high-water mark and as close as 19.7' from the norther side lot line. The applicant is also proposing an attached deck which will be located as close as 40.9' from the ordinary high-water mark and as close as 19.6' from the northern side lot line.

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, June 8, 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 petition and make a recommendation to the Town Board and the Door County Board of Adjustment.

You or your representative may attend this meeting on June 8th and comment on this variance application. If you cannot attend the meeting, you may send comments to the Town at the address below, by fax to 920-854-7366, or by email to tlibertygrove@gmail.com. Written, faxed, and emailed comments will be accepted until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall, by requesting a PDF file of the application from the Town Office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,

Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove



Town Clerk <tlibertygrove@gmail.com>

Petition for variance for Joseph & Judith Richardt

Donald Motz [REDACTED]
To: tlibertygrove@gmail.com

Fri, May 27, 2022 at 3:24 PM

Town of Liberty Grove Variance Committee:

We have no objections to the proposed variance for the above neighbors.

We feel they should be able to build the same distance back that their house is.

Thank you.... We are 12524 Northern Dr Rd

Donald & Janice Motz
1557 Kennedy Dr
Green Bay Wi 54304

Sent from my iPad