

Town of Liberty Grove
Minutes of the Plan Commission meeting on January 31, 2024

Agenda:

1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 1/10/24
5. Public input
6. Update on Heartland- 10 text amendment
7. STR Basic Fact Sheet
8. Correspondence
9. Future meeting date(s)
10. Adjourn

Quorum present: Chairman Goss called the meeting to order at 7:08pm. Commissioners Cathy Ward, Ann Miller, Dan Watts, Paul Bokelman, Cheryl Culver, and Bill Surbaugh were present. Administrator Kalms, Clerk/ Treasurer Pamela Donart-Welcome, and two members of the public were also in attendance.

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

Surbaugh moved, Goss seconded to approve the 1/10/24 minutes as presented. **Carried 6 – 0**, Miller abstained.

Public input: none

Goss noted that the application to amend the Heartland-10 text amendment needs to be done online at the City-Squared website. Using existing work done by the Plan Commission over the past year or two should make the process easier than starting from scratch.

The commissioners traded ideas to compile a brief Fact Sheet that can answer common questions asked by both STR owners, and their neighbors.

Correspondence: A letter from Carl Madsen at 2165 Hill Road was sent to the Town to be presented during Correspondence. After presentation, the commissioners had some discussion.

Future Meeting(s): The next Plan Commission meeting is scheduled for February 14th, 2024 at 7:00pm

Miller moved, Surbaugh seconded to adjourn at 8:36pm. **Carried 7 - 0**

Respectfully submitted,
Pamela Donart-Welcome, 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

FAX: (920) 746-2387

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

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

January 16, 2024

Town of Liberty Grove
C/o Pamela Welcome, Clerk
Via Email

Re: Proposed rezoning of Parcel ID 018-01-02312831B1, 10695 and 10673 CTH ZZ

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 February 13, 2024 unless we hear from the town before that date. The hearing will be held no sooner than three weeks after the scheduling process has begun. As a reminder, comments may be submitted to the Land Use Services Department up to 12 p.m. 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.

Skyler Witalison, on behalf of Hockers Excavating Inc, petitions to rezone a 32.05-acre parcel from Heartland-10 (HL-10) to Light Industrial (LI). The parcel contains a nonmetallic mine and trade or contractors establishment which are conforming uses in the HL-10 zoning district; they are also allowed uses in the LI zoning district. The property is located at 10695 and 10673 CTH ZZ.

The applicant has the responsibility to contact the Town of Liberty Grove (Pamela Welcome, Clerk: 920-854-2934) to determine if/when the town may be discussing this matter at a future meeting.

Sincerely,

Kristin Rankin
Zoning Administrator

Enc.: Town recommendation worksheet, draft staff report & application

C.C.: Skyler Witalison, via e-mail (with enclosure)
Patrick J. Hockers, Registered Agent via email (with enclosure)
Neighboring property owners within 300' via mail (to receive letter only)

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

Skyler Witalison, on behalf of Hockers Excavating Inc, petitions to rezone a 32.05-acre parcel from Heartland-10 (HL-10) to Light Industrial (LI). The parcel contains a nonmetallic mine and trade or contractors establishment which are conforming uses in the HL-10 zoning district; they are also allowed uses in the LI zoning district. The property is located at 10695 and 10673 CTH ZZ.

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.

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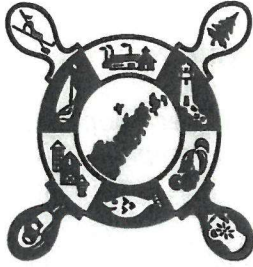
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County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Draft STAFF REPORT Petition for Zoning Amendment - Map

Applicant Information

- **Name & property address:** Skyler Witalison on behalf of Hockers Excavating Inc., Registered Agent Patrick J. Hockers, 10695 and 10673 CTH ZZ
- **Parcel identification number:** 018-01-02312831B1
- **Petition Request:** Rezone the 32.05-acre parcel from Heartland-10 (HL-10) to Light Industrial (LI). This rezoning is being requested so that any expansion of the existing uses can be done through regular zoning permits rather than Conditional Use Permits. The owners would like to remodel the existing structure and construct a salt storage building as well as a commercial storage building.

Description of Subject Property and Surrounding Area

Subject Property

- **Lot area and frontage:** The parcel is 32.05-acres with approximately 1,300 feet of road frontage along CTH ZZ.
- **Existing uses/structures:** The current use of this property is a nonmetallic mine and "trade or contractors' establishment". Both uses are conforming uses in the HL-10 zoning district and are allowed uses in the LI zoning district as well. There are three existing buildings on the parcel used in conjunction with the nonmetallic mine.
- **Traffic patterns/road usage:** High levels of traffic.

Surrounding Area – Zoning and Use: Surrounding the parcel are Heartland-10 and Heartland-5 zoning districts. There is a Light Industrial zoned property to the Northeast of this lot. The surrounding uses include single family residences and a campground in the Heartland areas and a commercial storage facility and nonmetallic mine in the Light Industrial area.

Zoning Considerations

- **Section 2.03(6): Purpose of the Heartland-10 (HL-10) 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(16): Purpose of the Light Industrial (LI) zoning district:** "This district is intended to provide for manufacturing, warehousing, and other light industrial operations. It is also intended that this district be used for the location of trade or contractor establishments, commercial storage facilities, and similar businesses. Such uses should not be detrimental to the surrounding area or to the county as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, degradation of groundwater, or other

nuisance factors. Such uses may be subject to requirements which will reasonably ensure compatibility. This district can also be used for industrial or business parks. Lot sizes of at least 60,000 square feet 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.
- **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. 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.)**

As previously mentioned, this property is currently being used as a nonmetallic mine and for a trade or contractors' establishment. Nonmetallic mines are allowed in both the Light Industrial and HL-10 zoning districts via Conditional Use Permit. Trade or Contractor Establishments are a permitted use in Light Industrial and are allowed via a Conditional Use Permit in the HL-10 district.

The existing district, HL-10, generally allows for lower intensity types of uses and requires much larger lot sizes than the requested district, LI. On the other hand, the property is already largely being used for mining and other industrial and commercial activity. The property to the northeast, which contains another nonmetallic mine, was rezoned from Heartland-10 (HL-10) to Light Industrial (LI) in 2017. The commercial campground directly to the south is owned by the same company as the subject parcel. Lastly, a little more than one-half of the parcel has an Industrial future land use category, as discussed in more detail below.

Comprehensive Plan Considerations

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

The county comprehensive plan shows this parcel designated as “Industrial,” “Rural/Agricultural,” and “Woodland/Wetland/Natural” on the future land use map, as described below and shown on the attached map.

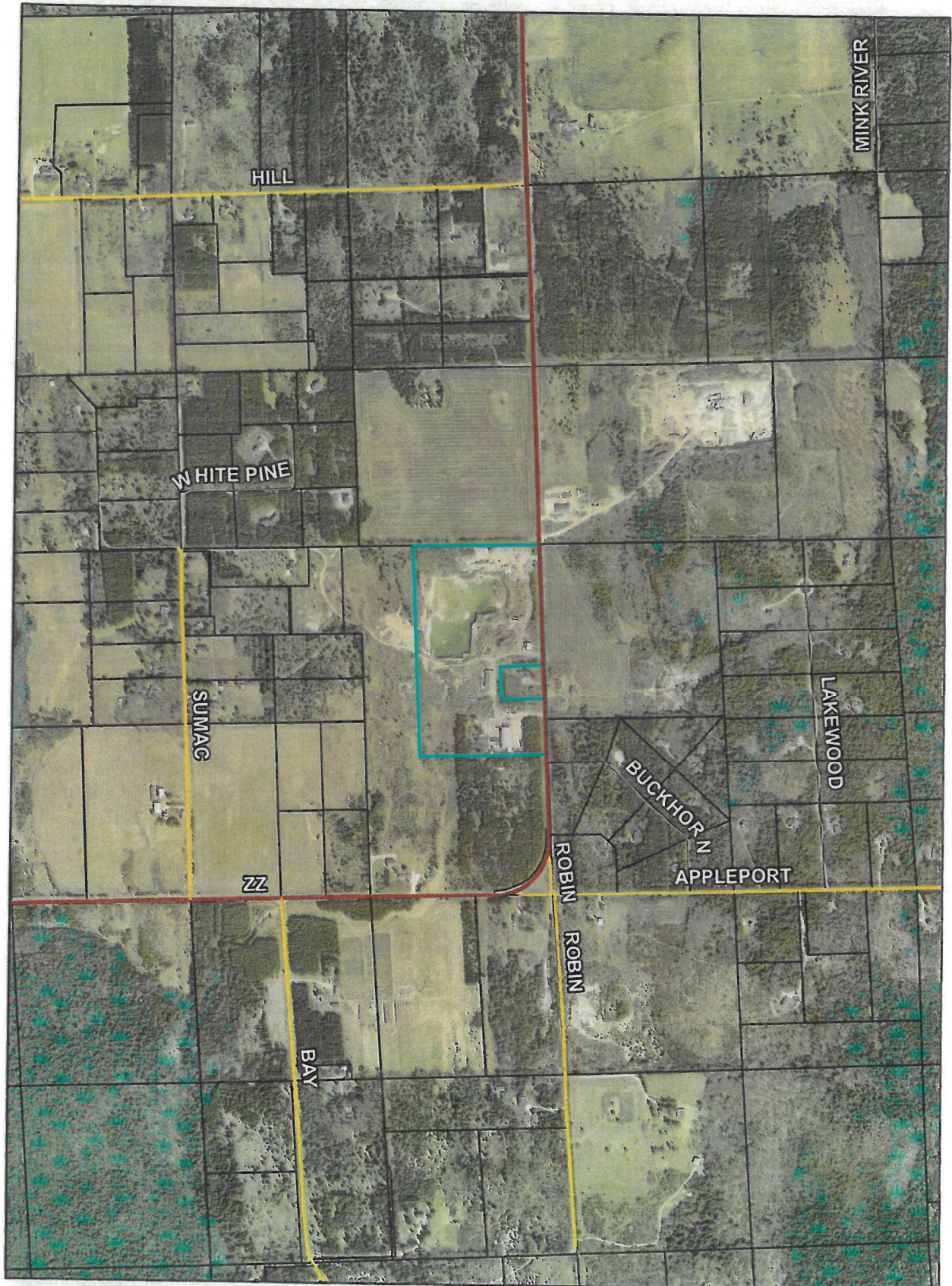
- **Industrial** – “Industrial” lands are intended for uses such as fabrication, wholesaling, or long-term storage of products and for extraction (mining) or transformation of materials.
- **Rural/Agricultural** – “Rural/Agricultural” areas cover much of southern and central Door County, where there 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.

A rezoning of the area of the parcel (the eastern half) that has the Industrial future land use category from HL-10 to Industrial is consistent with the comprehensive plan. The other areas of the parcel (the western half) that have the Rural/Agricultural or Woodland/Wetland/Natural future land use categories, while not consistent, may still be deemed reasonable due to existing industrial and/or commercial activity taking place there. The remaining areas with the Rural/Agricultural or Woodland/Wetland/Natural future land use categories are questionable regarding consistency with the comprehensive plan. The chart below breaks down the parcel into approximate quarters in order to lay out current uses, future land use designations, and opinions regarding consistency with proposed Light Industrial zoning district.

Aerial Map (neighborhood)

Hockers Excavating, Inc.: 018-01-02312831B

Proposed rezoning: Heartland-10 (HL10) to Light Industrial (LI)



Area	Current Uses	Future Land Use Designation(s)	Consistency with Future Land Use?
Eastern Half			
Northeastern	Gravel pit and related uses	Industrial	Yes
Southeastern plus a small area that juts into the southwestern area	3 buildings used in conjunction with the mine and/or 'trade or contractor' establishment, paved areas, and tree plantations	Industrial	Yes
Western Half			
Northwestern	Mostly gravel pit	Mostly Woodland/Wetland/Natural, also some Rural/Agricultural	No?*
Southwestern	Largely open space. Approximately one acre appears to be used for the storage of waste material.	Rural/Agricultural with a corridor of Woodland/Wetland/Natural	No?**

*The northwestern area has primarily the Woodland/Wetland/Natural designations but also some Rural/Agricultural. It is unclear why it is designated this way because the mine pre-dates the 1995 zoning ordinance.

**It is unclear why this area has these designations since it is not wooded or in a natural state and there is no agriculture taking place.

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

KR/RYS/MKG
1/12/2023

Aerial Map (close-up)

Hockers Excavating, Inc.: 018-01-02312831B

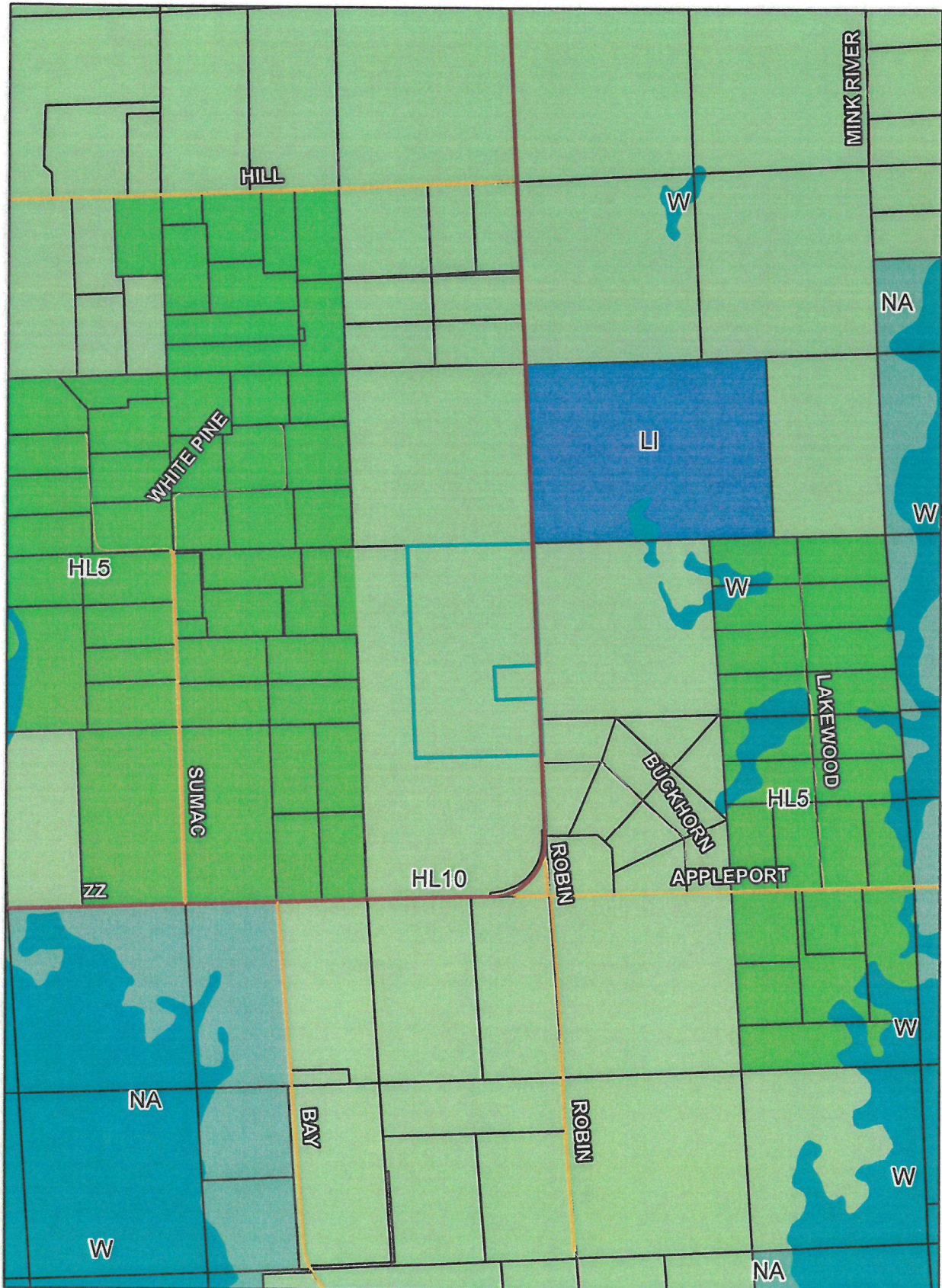
Proposed rezoning: Heartland-10 (HL10) to Light Industrial (LI)



Zoning Map

Hockers Excavating, Inc.: 018-01-02312831B

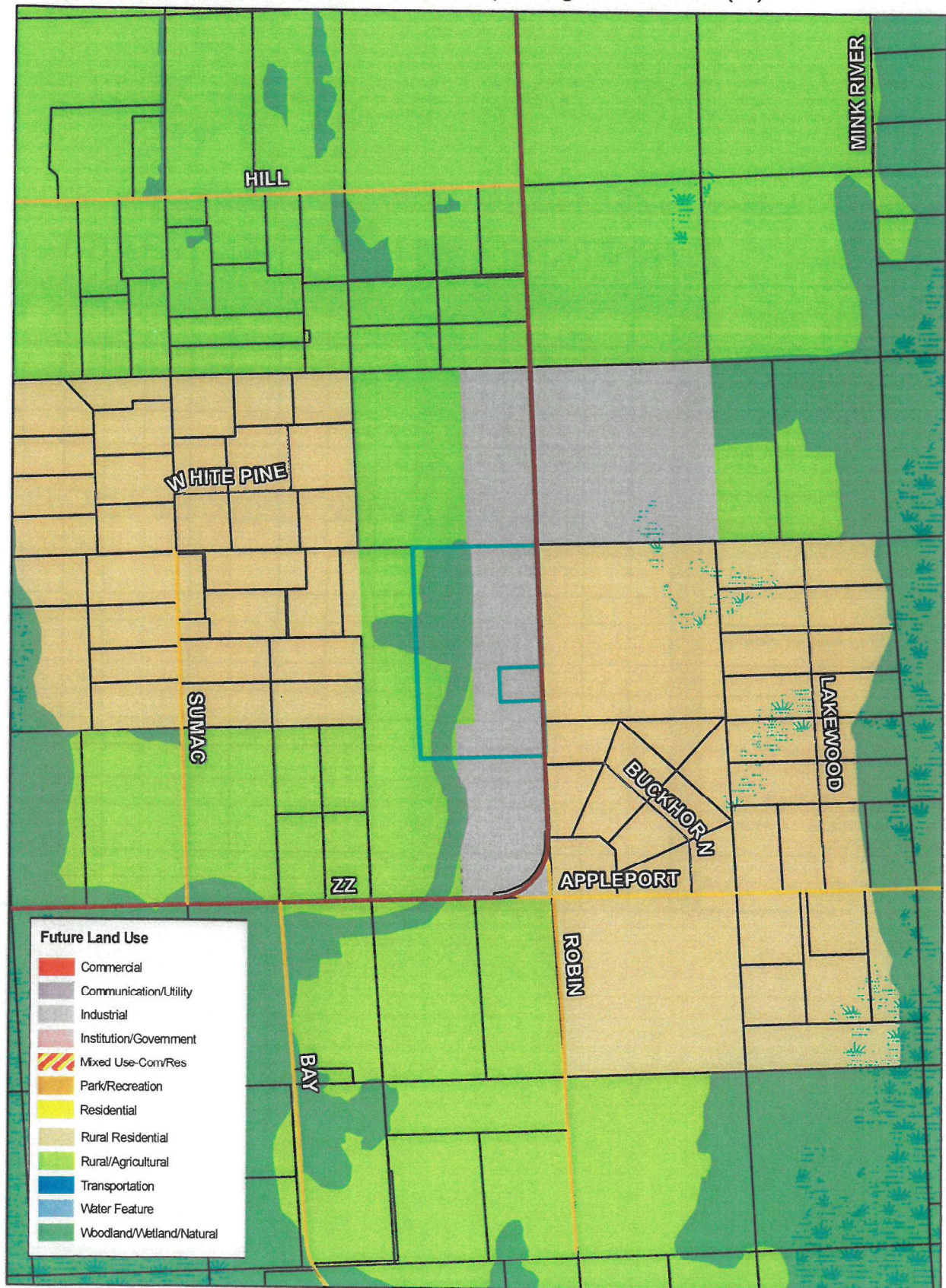
Proposed rezoning: Heartland-10 (HL10) to Light Industrial (LI)



Future Land Use Map

Hockers Excavating, Inc.: 018-01-02312831B

Proposed rezoning: Heartland-10 (HL10) to Light Industrial (LI)



(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 ⁸	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI
AGRICULTURAL USES																		
Agricultural Visitation Facility (s. 4.03(4)) (Added: 26 Aug 1997; Ord. 21-97)				C	C													
Agriculture (s. 4.03(1)) (Amended: 26 Aug 1997; Ord. 21-97)		P	P	P	P	P	P	P										P
Greenhouses (Amended: 30 Sept 2010; Ord. 2010-13)			P ¹⁷	P	P ¹	P	P	P ¹							C	C		
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								P	P	P	
Assembly Hall (s. 4.04(17)) (Added: 5 Aug. 2013; Ord. 2013-13)				C ¹⁴	C	C	C ¹⁴	C							C	C	C ¹⁴	
Auto Repair (s. 4.04(5))				C		C									C	C		P
Auto/Recr. Vehicle Sales, Rental, and Service Lot (Amended: 20 Sept. 2016; Ord. 2016-14)															C	C		
Banks															P ²	P ²		
Carwash (Added: 27 August 2002; Ord. 12-02)															C	C	C	C
Commercial Fishing Facilities				P		P									C	C	C	P
Commercial Trucking Establishments (Amended: 30 Sept 2010; Ord. 2010-13)			C ^{3,17}	C ³														P
Commercial Storage Facilities (s. 4.04(8))															C	C	C	P
Community Commercial Kitchen (s. 4.04(16)) (Added: 28 May 2012; Ord. 2012-13)															P	P		P
Conference Facilities															C	C	C	
Day Care Centers (s. 4.04(14))															C	C	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	CC	MC	RC	LI
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	P	P	P	P	P	

(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
COMMERCIAL USES (Continued)																		
Passenger Bus Terminals															C	C		
Personal Service Establishments															P	P		
Professional Offices/Studios															P	P	C	
Radio/TV Stations (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015)															P	P		
Non-Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; Ord. 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14)															P	P	P	
Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14)															C	C	C	
Restaurants or Taverns (s. 4.04(3))															P ²	P ²	C	
Retail Stores															P ⁶	P ⁶	P ^{4,6}	
Trade or Contractor Establishments (s. 4.04(7)) (Amended: 18 Dec. 2001; Ord. 12-01)				C		C									C	P		P
Veterinarian Clinics				P		P									P	P		
Wineries/Breweries (Amended: 5 Aug. 2013; Ord. 2013-10) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)				C ²⁴		C ²⁴	C ^{23, 24}								C	C		P ²⁴
INDUSTRIAL USES																		
Asphalt/Concrete Plants																		C
Bulk Storage of Fuel Products																		C
Freight Terminals (s. 4.05(2))																C		P
Fruit/Vegetable/Cheese Processing Plants (Amended: 30 Sept. 2010; Ord. 2010-13) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)			C ^{22, 24}	C ²⁴		C ²⁴	C ²⁴											P ²⁴
Manufacturing, Assembly, Processing															C			P
Nonmetallic Mining (s. 4.05(3)) (Amended: 30 Sept. 2010; Ord. 2010-13)				C		C	C											C
Resource Recovery Facilities (s. 4.05(6))				C		C												C
Salvage Yards (s. 4.05(4))				C		C												C

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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	P		
Private Schools (Amended: 30 Sept 2010; Ord. 2010-13)			C ¹⁷	C		C	C	C				C	C	C	C	C	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	CC	MC	RC	LI
INSTITUTIONAL USES (Continued)																		
Public Schools (Amended: 30 Sept., 2010; Ord. 2010-13)			C ²⁰	C		C	C	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					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		P	P		
Travelers' Information Centers															P	P	P	
OUTDOOR RECREATIONAL USES																		
Amusement Park																C	C	
Campgrounds/Trailer Camps (s. 4.07(2)) (Amended: 24 Feb. 2004; Ord. 2004-04)		C		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			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))															C	C	C	
Outdoor Active Recreation Facility (Added: 26 Feb. 2013; Ord. 2013-07) (s.4.07(9))		C		C	C	C	C	C							C	C	C	
Outdoor Theatre																C	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	CC	MC	RC	LI
OUTDOOR RECREATIONAL USES (Cont.)																		
Parks (s. 4.07(1)) (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	P ⁹	P ⁹	P ⁹	P ⁹
Private Riding Stables (s. 4.07(4)) (Amended: 30 Sept., 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P				P	P				C	
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	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	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	P	P	P	
Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14)				P	P	P	P	P					P	P	P	P	P	
Conservation Subdivisions (Ch. 6) (Added 4 April 2011; Ord. 2011-05) (Amended: 22 Feb. 2022; Ord. 2022-03)		P		P	P	P	P	P		P	P	P	P	P	P	P	P	
Duplexes (Amended: 22 Feb. 2022; Ord. 2022-03)				P		P	P						P	P	P	P	P	
Dwellings for Agricultural Production & Processing Workers (s. 4.08(7)) (Added: 25 June 1996; Ord. 16-96) (Amended: 22 Feb. 2022; Ord. 2022-03)				P	P	P	P											P
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)) (Amended: 22 Feb. 2022; Ord. 2022-03)						P	P						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	C ⁷	C ⁷	C ⁷	

(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															C	C	C	C
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		C	C	C	C	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-----															

KEY: P = Permitted uses.

S = (Deleted: 27 May 2008; Ord. 2008-04)

C = Uses permitted as conditional uses.

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

FOOTNOTES:

1. Such use shall not entail on-site retail sales.
 2. Establishments with drive-through facilities shall be permitted only as provided in s. 11.04, conditional use permits. (Amended: 27 May 2008; Ord. 2008-04)
 3. Restricted to commercial trucking of farm products or to provide a farm service.
 4. Such use shall be incorporated into a larger development and the floor area dedicated to the retail use shall not exceed 30% of the total floor area of the buildings which serve the development's clientele.
 5. (Deleted: 28 May 2012; Ord. 2012-13)
 6. Establishments where the total floor area of all buildings which serve a retail use on the lot exceeds 20,000 sq. ft. shall only be permitted as conditional uses.
 7. See s. 4.08(8)(a). (Amended: 26 Feb. 2103; Ord. 2013-06)
 8. The HL column shall refer to the principal uses allowed in the Heartland-3.5 (HL3.5), Heartland-5 (HL5), and Heartland-10 (HL10) districts. (Added: 28 May 1996; Ord. 13-96)
 9. Privately owned parks which include active recreation shall only be permitted as conditional uses. (Added: 27 May 1997; Ord. 15-97)
 10. Subject to Section 4.04(15) in the Town of Liberty Grove. (Recreated: 15 April 2008; Ord. 2008-01; Effective 9 May 2008)
 11. Allowed in Natural Area (NA) zoning district only in the Town of Union. (Added: 22 March 2005; Ord. 2005-11; Effective 2 May 2005)
 12. Allowed in the Town of Jacksonport only. (Added: 28 June, 2006; Ord. 2006-11)
 13. (Added: 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006; Deleted: 22 Feb. 2022; Ord. 2022-03)
 14. Not allowed in Town of Gibraltar.
(Added: 22 Aug 2006, Ord. 2006-16; Effective 12 Sept. 2006) (Added: 5 Aug 2013; Ord. 2013-13)
 15. Permitted in Town of Gibraltar only.
(Added: 22 Aug 2006; Ord. 2006-16; Effective 12 Sept. 2006)
 16. (Added: 22 May 2007; Ord. 2007-11; Deleted: 22 Feb. 2022; Ord. 2022-03)
- Note: Please see Appendix A for further information regarding footnotes 17-22.** (Relocated from below footnote 22: 20 Sept. 2016; Ord. 2016-14)
17. Shall meet the requirements of s. 91.01(1)(d), Wis. Stats. (Added: 30 Sept 2010; Ord. 2010-13)
 18. (Deleted: 12 December 2012; Ord. 2012-25)
 19. Shall only be authorized if located on a conforming lot. (Added: 30 Sept 2010; Ord. 2010-13) (Amended: 11 Dec. 2012; Ord. No. 2012-25)

A residence in the EA zoning district which meets the requirements of s. 91.01(19), Wis. Stats. shall be authorized with a regular zoning permit.

A residence in the EA zoning district which fails to meet s. 91.01(19), Wis. Stats., must obtain a Conditional Use Permit in accordance with s. 91.46(2), Wis. Stats.
 20. Shall meet the requirements of s. 91.46(5), Wis. Stats., and shall not include active recreation. (Added: 30 Sept. 2010; Ord. 2010-13)
 21. Shall meet the requirements of s. 91.46(4) or s. 91.44(1)(f), Wis. Stats., as appropriate. (Added: 30 Sept 2010; Ord. 2010-13)
 22. Shall meet the requirements of s. 91.01(3), Wis. Stats., as appropriate. (Added: 30 Sept 2010; Ord. 2010-13)
 23. Allowed only in the Town of Liberty Grove. Such use is restricted to wineries only and may be established only on lots five acres or larger. (Added: 5 August 2013; Ord. 2013-10)
 24. Retail sales and tasting areas are not allowed. (Added: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

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 Principa l (feet)	Side Access ory (feet)	Rear Principal (feet)	Rear Access ory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
HEARTLAND-5 (HLS) All Other Development Conservation Subdivision (Added: 4 April 11, Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022- 05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	5 acres 10,000 4,500 ⁵	250 65 50 ⁵	25% n/a n/a	40 ³ 40 ² 40 ²	20 20 ² 40 ²	50 50 ² 40 ²	40 40 ² 40 ²	25 25 25	n/a 10 acres 20 ⁴ acres	n/a 0.35 0.50	n/a 60% 75%
HEARTLAND-10 (HL10) All Other Development Conservation Subdivision (Added: 4 April 2011, Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022- 05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	10 acres ⁸ 10,000 4,500 ⁵	300 65 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 acres 20 ⁴ acres	n/a 0.20 0.50	n/a 80% 75%
ESTATE(ES) All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	5 acres 10,000	250 65	25% n/a	25 25 ²	20 20 ²	50 50 ²	40 40 ²	25 25	n/a 10 ⁸ acres	n/a 0.35	n/a 60%
SINGLE FAMILY RESIDENTIAL- 10,000 (SF10) All other Development (with public sewer) (Amended: 22 Mar. 2022; Ord. 2022-05)	10,000	65 ¹¹	45%	10	5	20	10	25	n/a	n/a	n/a
SINGLE FAMILY RESIDENTIAL- 20,000 (SF20) All Other Development • unsewered • with public sewer Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022- 05)	20,000 16,200 10,000	100 90 65	45% 45% n/a	10 10 20 ²	5 5 10 ²	40 40 40 ²	10 10 20 ²	25 25 25	n/a n/a 1.8 acres	n/a n/a 3.27	n/a n/a 30%
SINGLE FAMILY RESIDENTIAL- 30,000 (SF30) All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	30,000 10,000	150 65	35% n/a	20 40 ²	15 30 ²	50 50 ²	20 40 ²	25 25	n/a 2.8 acres	n/a 2.18	n/a 40%
SMALL ESTATE RESIDENTIAL (SE) All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022- 05)	1.5 acres 10,000	150 65	25% n/a	20 40 ²	15 30 ²	50 50 ²	20 40 ²	25 25	n/a 6 acres	n/a 1.00	n/a 40%

(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 Prin- cipal (feet)	Side Acces- sory (feet)	Rear Prin- cipal (feet)	Rear Acces- sory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
RURAL RESIDENTIAL (RR) All Other Development (Deleted: 22 Mar. 2022; Ord. 2022-05) Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022- 05) Manufactured Home Park	40,000 10,000 4,500 ⁵	150 65 50 ⁵	35% n/a n/a	20 40 ² 40 ²	15 30 ² 40 ²	50 50 ² 40 ²	20 40 ² 40 ²	25 25 25	n/a 3.7 acres 5 acres	n/a 1.63 6.00	n/a 40% 25%
HIGH DENSITY RESIDENTIAL (HD) All Other Development • unsewered • with public sewer Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park	20,000 16,200 10,000 4,500 ⁵	100 90 65 50 ⁵	45% 45% n/a n/a	10 10 20 ² 40 ²	5 5 10 ² 40 ²	20 20 40 ² 40 ²	10 10 20 ² 40 ²	25 25 25 25	n/a n/a 1.8 acres 5 acres	n/a n/a 3.27 6.00	n/a n/a 30% 25%
Multiple Occupancy Development	See s. 4.08(8), multiple occupancy development requirements (Amended: 5 October 1998, Ord. 22-98)										
COMMERCIAL CENTER (CC) All Other Development • unsewered • with public sewer Multiple Occupancy Development	20,000 16,200	100 90	75% 75%	10 10	5 5	20 20	10 10	25 25	n/a n/a	n/a n/a	n/a n/a
Multiple Occupancy Development	See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98)										
MIXED USE COMMERCIAL (MC) All Other Development • unsewered • with public sewer Multiple Occupancy Development	20,000 16,200	100 90	45% 45%	10 10	5 5	20 20	10 10	25 25	n/a n/a	n/a n/a	n/a n/a
Multiple Occupancy Development	See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98)										
RECREATIONAL COMMERCIAL (RC) All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022- 05) Multiple Occupancy Development	20,000 10,000	100 65	45% n/a	10 20 ²	5 10 ²	20 20 ²	10 20 ²	25 25	n/a 1.8 acres	n/a 3.27	n/a 30%
Multiple Occupancy Development	See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98)										
LIGHT INDUSTRIAL (LI) All Development	60,000	200	60%	20 ⁷	10 ⁷	20 ⁷	10 ⁷	25	n/a	n/a	n/a

Key: n/a – Not applicable.

FOOTNOTES:

1. Regarding impervious surface ratio regulations:

- a. For lots existing as provided in s. 3.04(5), lots created prior to the effective date of this Ordinance, the maximum impervious surface ratio on the lot shall be as it existed on the effective date of this Ordinance or as required here, whichever is greater. (Amended: 20 Sept. 2016; Ord. 2016-14)
- b. For lots in zoning districts with impervious surface ratio allowances less than 30%, where a portion of but not the entire lot, is subject to the Door County Shoreland Zoning Ordinance, the shoreland ordinance allowances only shall be applied to the entire lot. (Added: 20 Sept. 2016; Ord. 2016-14)
- c. For conservation subdivisions and manufactured home parks, the maximum impervious surface ratio shall be calculated using the entire development, with the maximum being no more than that allowed for an individual lot in the district. (Amended: 17 April 2012; Ord. 2012-14) (Amended: 27 May 2014; Ord. 2014-10)
- d. Property owners seeking to exceed the allowable impervious surface ratio shall be required to obtain an Impervious Surface Authorization permit as described in s. 11.03. (Added: 20 Sept. 2016; Ord. 2016-14)

2. For conservation subdivisions and manufactured home parks, the yards refer to minimum yard requirements as measured from perimeter of site area devoted to development. (Amended: 17 April 2012; Ord. 2012-14)

3. For lots existing as provided in s. 3.04(5), lots created prior to the effective date of this Ordinance, the minimum side yard requirements shall be 20% of the lot width or 50 feet in the EA, GA, and PA district or 40 feet in the CS, HL3.5, HL5, and HL10 districts, whichever is less. In the Heartland zoning districts in the Town of Gibraltar, the minimum side yard requirement for lots existing as provided in Section 3.04(5) shall be 20% of the lot width or 20 feet, whichever is less. (Amended 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006) (Amended: 27 May 2014; Ord. 2014-10) (Amended: 20 Sept. 2016; Ord. 2016-14)

4. This minimum area requirement shall include areas which are one half of one-sixteenth of a section as shown on the original United States Government Survey, such areas being 20 acres, or nearly so, in size.

5. Refers to minimum area or minimum width requirements for individual manufactured home sites within a manufactured home park. (Amended: 25 June 1996; Ord. 16-96)

6. (Amended: 22 October 1996; Ord. 29-96) (Deleted: 20 Sept. 2016; Ord. 2016-14)

7. For side and rear lot lines that coincide with the boundary of the Light Industrial district, such yard requirements shall be doubled. (Added: 25 June 1996; Ord. 16-96)

8. This minimum area requirement shall include parcels which are quarter, quarter, quarter sections (1/64th of a section) as described within the original United States Government Survey, said parcels being 10 acres, or nearly so in area. (Added: 22 October 1996; Ord. 33-96) (Amended; 4 April 2011; Ord. 2011-05)

9. Minimum lot area in the Countryside (CS) zoning district in the Town of Baileys Harbor shall be 5 acres. (Added: 26 June 2008; Ord. 2008-07)

10. The minimum lot width in the Countryside (CS) zoning district in the Town of Baileys Harbor shall be 250'. (Added: 26 June 2008; Ord. 2008-07)

11. The minimum lot width for corner lots shall be 75'. (Added: 22 February 2011; Ord. 2011-03)

12. (Added: 17 April 2012; Ord. 2012-14) (Deleted: 20 Sept. 2016; Ord. 2016-14)

PETITION FOR MAP AMENDMENT
DOOR COUNTY COMPREHENSIVE AND FARMLAND PRESERVATION PLAN 2035

To: Door County Board of Supervisors
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Mail To: Door County Planning Department
421 Nebraska Street
Sturgeon Bay, WI 54235

The undersigned hereby petitions your honorable body for an amendment to the Door County Comprehensive and Farmland Preservation Plan 2035 future land use map in Volume I, Vision and Goals:

Map Number _____ Name of Map _____

From _____ future land use designation to _____
future land use designation, located in the Municipality of _____,
Door County, Wisconsin, located at _____ (Fire No.) _____ (Road),
Tax Parcel Identification No. _____, more particularly described as follows (attach deed, tax
bill, or survey, making sure to indicate for which portion(s) of the parcel(s) in question a new designation is being
requested).

The land described above should be so designated for the following reasons:

Respectfully submitted,

Name

Address

(Legal Signature)

(Date)

ACTION TAKEN

(By County Planning Committee)

DATE _____
Approved Denied

(By Board of Supervisors)

DATE _____
Approved Denied

PARCEL

NO.: 0 _ _ - _ _ - _ _ - _ _ - _ _ - _ _

DATE FILED: _____

FEE PAID (Date) _____

(\$900.00)

(Make check payable to: Door County Treasurer)

11/06/15



Stantec Consulting Services, Inc.
312 N. 5th Avenue
Sturgeon Bay, WI 54235

December 27, 2023

Project Number: 193805736 – Hockers Excavating

Reference: Rezone Request – Parcel ID

Hockers Excavating Inc. has formally applied to have their shop and quarry area re-zoned from Heartland 10 (HL10) to Light Industrial (LI). The reason for this request is to more accurately align the zoning classification with the intended use of the property. Hockers currently operates the quarry and shop area under a conditional use permit (CUP) under HL10 zoning for non-metallic mining and Trade or Contractor Establishments. In the proposed LI zoning, the quarry will remain under a CUP for the non-metallic mining, but the shop area will become a permitted use under the Trade and Contractor Establishments. This will help simplify any future business operational changes to the property as the timeline and effort required for an over-the-counter zoning permit are much less onerous than a CUP application process.

The intended future use for the property remains the same as the existing use. There are no plans to alter the business model Hockers is currently operating under. The area will remain as a shop for excavating company coordination, mobilization, and management and the non-metallic mine will remain as a materials sourcing location for the needs of the excavation business.

There are, however, three specific items that Hockers would like to pursue, which having LI zoning will help facilitate.

1. **Remodeling of existing structures.** The large shop area to the north of the main shop will be remodeled to offer more internal working space for the excavating business. This would typically need to be completed under a CUP modification/application; however LI zoning will allow it to proceed via regular OTC zoning permits.
2. **Salt Storage Shed.** An indoor (roofed) storage shed for road-salt storage will be constructed to house salt for winter application. Again, this would be a CUP under existing HL10 zoning, but an regular OTC zoning permit under LI zoning.
3. **Storage Buildings.** A self-storage building may be erected near the previously approved campground (to the immediate south of this parcel). The self-storage buildings would be for campground clients to rent to store their belongings but operated under separate legal ownership from the campground.

December 27, 2023

Attention

Page 2 of 2

Reference: Rezoning Request – Parcel ID

Attached to this letter you will also find:

- Maps of the parcel with existing and Future Land Use (zoning) overlays. The parcel is earmarked for future LI zoning, which would match the LI zoning on the parcel kitty-corner to the NE (JF Construction, which is under a very similar business model)
- Matrix of allowable land uses between HL10 and LI
- Neighboring Landowner Maps, showing the parcel is surrounded by either roads, vacant land, or land currently under ownership by the extended Hockers business and/or family

Skyler Witalison P.E.

Project Manager

Direct: 920 298-1763

Skyler.Witalison@stantec.com

312 N. 5th Avenue

Sturgeon Bay, WI 54235

Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the GIS Map of ...
(//map.co.door.wi.us/map)
Door County, Wisconsin
... for all seasons!



May 2019 Orthophoto as default backdrop



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

Data Current through October 13th 2023

Parcel Number: 0180102312831B1 - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: NE of SW 2-31-28

Property Address:

Owner Name: HOCKERS EXCAVATING INC

Co-Owner:

Mailing Address:

10695 COUNTY HIGHWAY ZZ
SISTER BAY, WI 54234

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

COM 2635.43'N S1/4 COR SEC.2: N89°W932.82' S1577.24' S89°E941.06' N417.81' S89°W
325' N250' N89°E325' N909.30' BG

School District: Gibraltar

Valuations: 2024

Taxes: 0

Acres: 32.05

Real Estate Tax: \$0.00

Land Value: \$0

Special Tax: \$0.00

Improved Value: \$0

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$0

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

Current Zoning

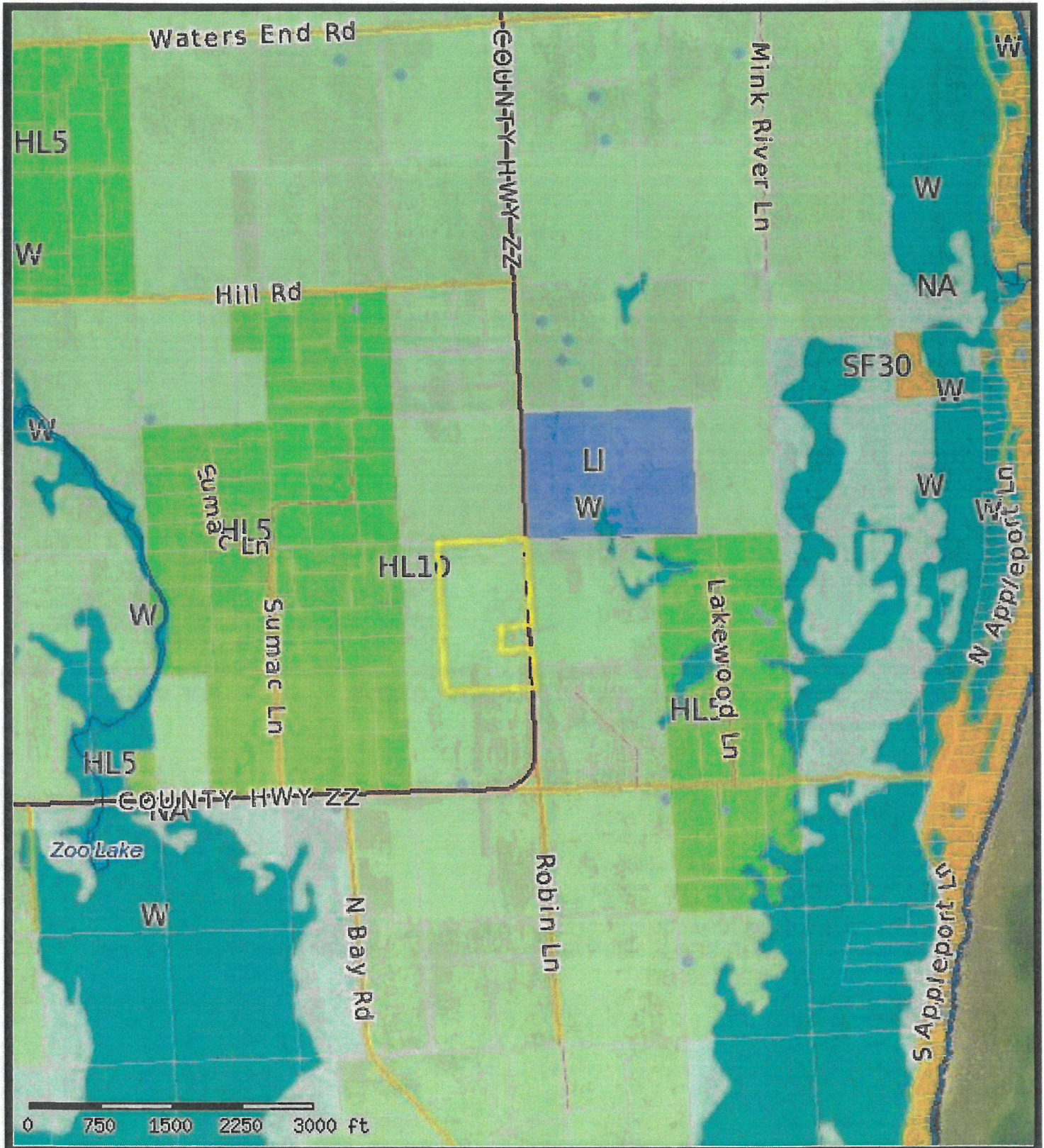
Printed 11/28/2023 courtesy of Door County Land Information Office



... from the Web Map of ...
(<http://www.co.door.wi.gov>)

Door County, Wisconsin

... for all seasons!



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Future Zoning

Printed 11/28/2023 courtesy of Door County Land Information Office

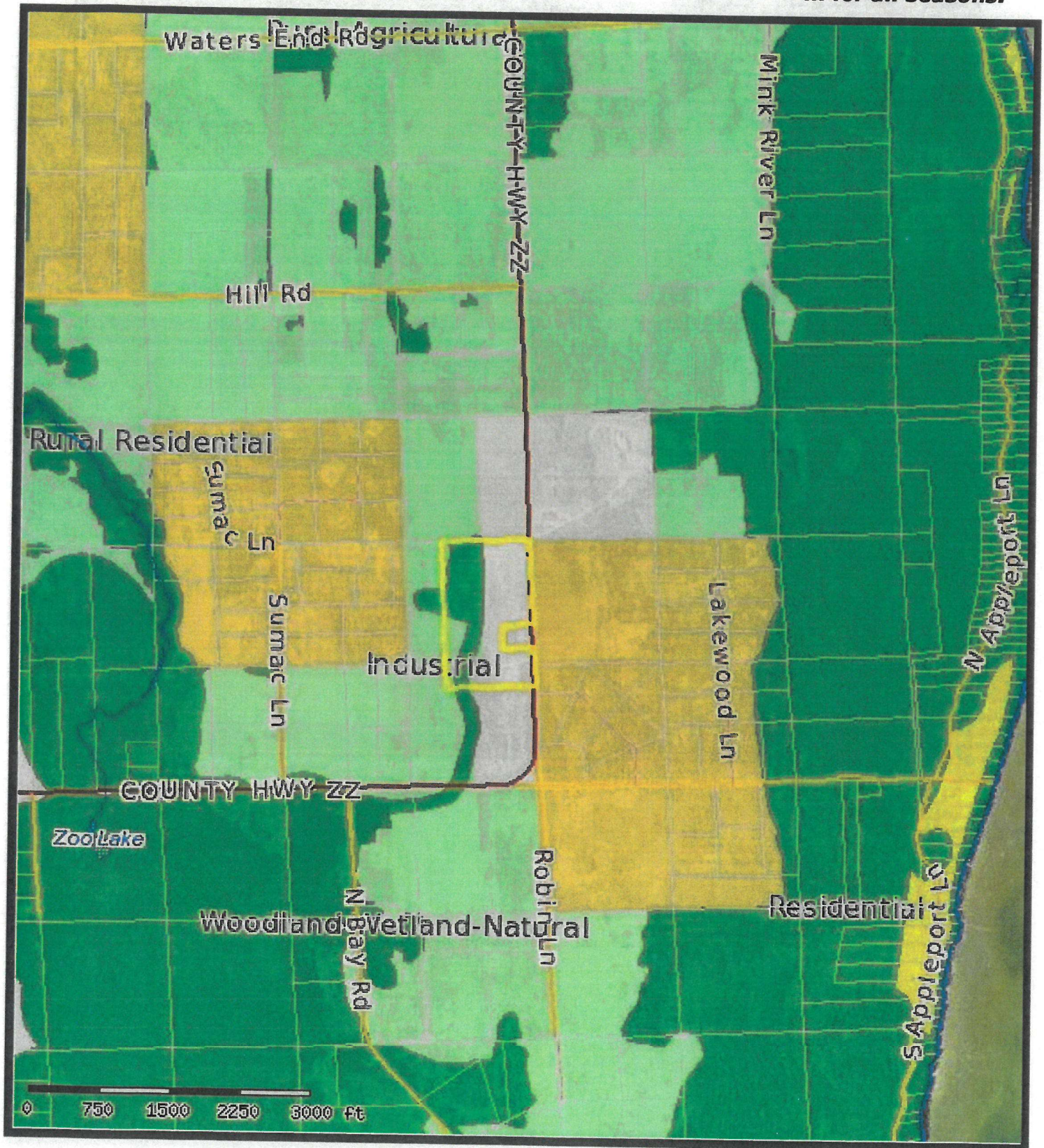


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Door County, Wisconsin

... for all seasons!



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LAND USE ALTERATIONS FROM HEARTLAND 10 (HL10) TO LIGHT INDUSTRIAL (LI)

NOW ALLOWED	NOW DIS-ALLOWED	ALWAYS ALLOWED
AGRICULTURAL USES		
		AGRICULTURE
COMMERCIAL USES		
CARWASH COMMERCIAL FISHING FACILITIES COMMERCIAL TRUCKING ESTABLISHMENTS COMMERCIAL STORAGE FACILITIES COMMUNITY COMMERCIAL KITCHENS FARM IMPLEMENT SALES FERTILIZER DISTRIBUTION PLANTS GAS STATIONS GRAIN MILLS LAUNDROMATS AND LAUNDRY SERVICE LUMBER/BUILDING SUPPLY YARDS TRADE OR CONTRACTOR ESTABLISHMENTS	ART GALLERIES ASSEMBLY HALLS HOME BUSINESSES HOME OCCUPATIONS HOME OFFICE/STUDIO MODEL HOMES	FAMILY DAY CARE HOMES WINERIES/BREWERIES
INDUSTRIAL USES		
ASPHALT/CONCRETE PLANTS BULK STORAGE OF FUEL PRODUCTS FREIGHT TERMINALS MANUFACTURING, ASSEMBLY, PROCESSING RESOURCE RECOVERY FACILITIES SALVAGE YARDS SLAUGHTERHOUSES SOLID WASTE FACILITIES WHOLESALE ESTABLISHMENTS/DISTRIBUTORSHIPS		NONMETALLIC MINING SAWMILLS/PLANING MILLS SEWAGE DISPOSAL/TREATMENT PLANTS TEMPORARY ASPHALT/CONCRETE PLANTS
INSTITUTIONAL USES		
	CEMETERIES CHURCHES FINE ARTS VENUES FIRE/POLICE STATIONS LIBRARIES/MUSEUMS PRIVATE SCHOOLS PUBLIC SCHOOLS TOWN HALL COMMUNITY CENTERS	PUBLIC HIGHWAY GARAGES
OUTDOOR RECREATIONAL USES		
	CAMPGROUNDS/TRAILER CAMPS CAMPING COMMERCIAL RIDING STABLES GOLF COURSES INSTITUTIONAL RECREATION CAMPS OUTDOOR RECREATION FACILITY PRIVATE RIDING STABLES RETREAT CENTERS	PARKS
RESIDENTIAL USES		
ACCESSORY RESIDENCE	BED & BREAKFAST ESTABLISHMENTS BOARDINGHOUSES CONSERVATION SUBDIVISION DUPLEXES FARM RELATED RESIDENCES MANUFACTURED HOMES MANUFACTURED HOME PARKS SECONDARY DWELLING UNITS SINGLE FAMILY RESIDENCES SINGLE FAMILY RESIDENCES SEPARATED FROM FARM PARCELS TEMPORARY MANUFACTURED HOMES	DWELLINGS FOR AGRICULTURAL PRODUCTION & PROCESSING WORKERS
MISCELLANEOUS USES		
MUNICIPAL/COMMERCIAL PARKING LOTS	AIRSTRIPS AND LANDING FIELDS	

(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 ⁸	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI
AGRICULTURAL USES																		
Agricultural Visitation Facility (s. 4.03(4)) (Added: 26 Aug 1997; Ord. 21-97)				C	C													
Agriculture (s. 4.03(1)) (Amended: 26 Aug 1997; Ord. 21-97)		P	P	P	P	P	P	P										P
Greenhouses (Amended: 30 Sept 2010; Ord. 2010-13)			P ¹⁷	P	P ¹	P	P	P ¹							C	C		
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								P	P	P	
Assembly Hall (s. 4.04(17)) (Added: 5 Aug. 2013; Ord. 2013-13)				C ¹⁴	C	C	C ¹⁴	C							C	C	C ¹⁴	
Auto Repair (s. 4.04(5))				C		C									C	C		P
Auto/Recr. Vehicle Sales, Rental, and Service Lot (Amended: 20 Sept. 2016; Ord. 2016-14)															C	C		
Banks															P ²	P ²		
Carwash (Added: 27 August 2002; Ord. 12-02)															C	C	C	C
Commercial Fishing Facilities				P		P									C	C	C	P
Commercial Trucking Establishments (Amended: 30 Sept 2010; Ord. 2010-13)			C ^{3,17}	C ³														P
Commercial Storage Facilities (s. 4.04(8))															C	C	C	P
Community Commercial Kitchen (s. 4.04(16)) (Added: 28 May 2012; Ord. 2012-13)															P	P		P
Conference Facilities															C	C	C	
Day Care Centers (s. 4.04(14))															C	C	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	CC	MC	RC	LI
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	P	P	P	P	P	

(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
COMMERCIAL USES (Continued)																		
Passenger Bus Terminals															C	C		
Personal Service Establishments															P	P		
Professional Offices/Studios															P	P	C	
Radio/TV Stations (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015)															P	P		
Non-Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; Ord. 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14)															P	P	P	
Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14)															C	C	C	
Restaurants or Taverns (s. 4.04(3))															p ²	p ²	C	
Retail Stores															p ⁶	p ⁶	p ^{4,6}	
Trade or Contractor Establishments (s. 4.04(7)) (Amended: 18 Dec. 2001; Ord. 12-01)				C		C									C	P		P
Veterinarian Clinics				P		P									P	P		
Wineries/Breweries (Amended: 5 Aug. 2013; Ord. 2013-10) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)				C ²⁴		C ²⁴	C ^{23, 24}								C	C		p ²⁴
INDUSTRIAL USES																		
Asphalt/Concrete Plants																		C
Bulk Storage of Fuel Products																		C
Freight Terminals (s. 4.05(2))																C		P
Fruit/Vegetable/Cheese Processing Plants (Amended: 30 Sept. 2010; Ord. 2010-13) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)			C ^{22, 24}	C ²⁴		C ²⁴	C ²⁴											p ²⁴
Manufacturing, Assembly, Processing															C			P
Nonmetallic Mining (s. 4.05(3)) (Amended: 30 Sept. 2010; Ord. 2010-13)				C		C	C											C
Resource Recovery Facilities (s. 4.05(6))				C		C												C
Salvage Yards (s. 4.05(4))				C		C												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	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	P		
Private Schools (Amended: 30 Sept 2010; Ord. 2010-13)			C ¹⁷	C		C	C	C				C	C	C	C	C	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	CC	MC	RC	LI
INSTITUTIONAL USES (Continued)																		
Public Schools (Amended: 30 Sept., 2010; Ord. 2010-13)			C ²⁰	C		C	C	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					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		P	P		
Travelers' Information Centers															P	P	P	
OUTDOOR RECREATIONAL USES																		
Amusement Park																		
Campgrounds/Trailer Camps (s. 4.07(2)) (Amended: 24 Feb. 2004; Ord. 2004-04)		C		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			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))															C	C	C	
Outdoor Active Recreation Facility (Added: 26 Feb. 2013; Ord. 2013-07)(s.4.07(9))		C		C	C	C	C	C							C	C	C	
Outdoor Theatre																C	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	CC	MC	RC	LI
OUTDOOR RECREATIONAL USES (Cont.)																		
Parks (s. 4.07(1)) (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	P ⁹	P ⁹	P ⁹	P ⁹
Private Riding Stables (s. 4.07(4)) (Amended: 30 Sept., 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P				P	P				C	
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	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	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	P	P	P	
Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14)				P	P	P	P	P					P	P	P	P	P	
Conservation Subdivisions (Ch. 6) (Added 4 April 2011; Ord. 2011-05) (Amended: 22 Feb. 2022; Ord. 2022-03)		P		P	P	P	P	P		P	P	P	P	P	P	P	P	
Duplexes (Amended: 22 Feb. 2022; Ord. 2022-03)				P		P	P						P	P	P	P	P	
Dwellings for Agricultural Production & Processing Workers (s. 4.08(7)) (Added: 25 June 1996; Ord. 16-96) (Amended: 22 Feb. 2022; Ord. 2022-03)				P	P	P	P											P
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)) (Amended: 22 Feb. 2022; Ord. 2022-03)						P	P						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	C ⁷	C ⁷	C ⁷	

(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
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															C	C	C	C
Structures or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, or sewer services. Mobile tower siting facilities, radio broadcast service facilities, broadband network projects pursuant to §196.504, Wis. Stats., and other communications services support structures and related facilities. (3 Uses deleted and replaced with above: 23 May 2023; Ord. 2023-01)			C ²¹															

KEY: P = Permitted uses.

S = (Deleted: 27 May 2008; Ord. 2008-04)

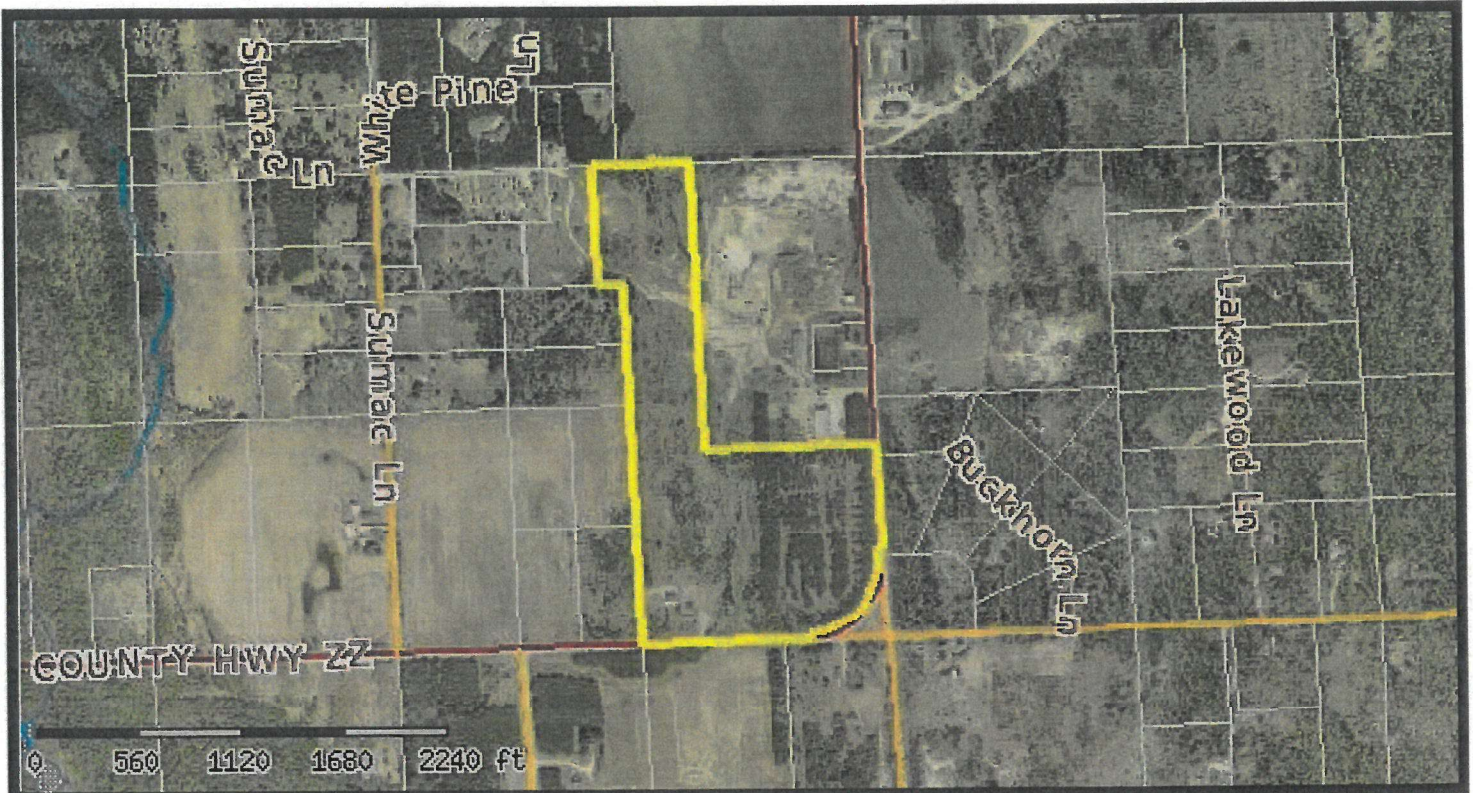
C = Uses permitted as conditional uses.

Tax Parcel Report

Courtesy of the Door County Land Information Office



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May 2019 Orthophoto as default backdrop



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Data Current through November 30th 2023

Parcel Number: 0180102312834B1 - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: SE of SW 2-31-28

Property Address: 10663 COUNTY HWY ZZ

Owner Name: PATRICK J HOCKERS

Co-Owner: JILL M HOCKERS

Mailing Address:

10724 SUMAC LN
SISTER BAY, WI 54234

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

COM 2635.43'N & 932.82'N89°W S1/4 COR SEC.2: N89°W534.57' S657' S89°E134.59' S19
78.98' S89°E928.03' N33' N44°E ALG CURVE 600.23' N89°E33' N639.66' N89°W941.05'

(...more legal)

School District: Gibraltar

Valuations: 2024

Taxes: 0

Acres: 47.69

Real Estate Tax: \$0.00

Land Value: \$0

Special Tax: \$0.00

Improved Value: \$0

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$0

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

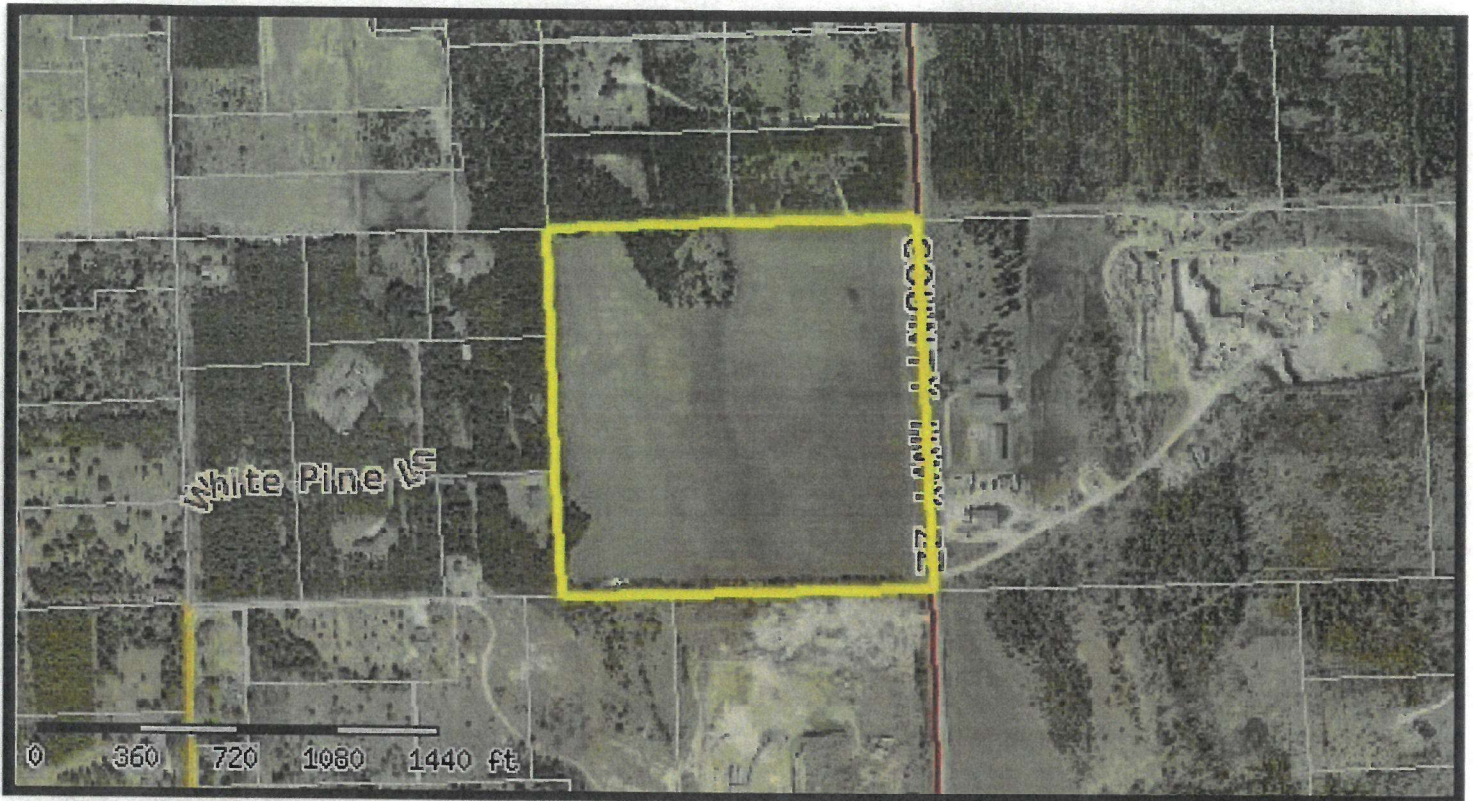
Tax Parcel Report

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Data Current through November 30th 2023

Parcel Number: 0180102312824 - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: SE of NW 2-31-28

Property Address:

Owner Name: OHCE LLC

Co-Owner:

Mailing Address:

PO BOX 430

BAILEYS HARBOR, WI 54202

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

SE1/4 NW1/4 S.2-31-28

School District: Gibraltar

Valuations: 2023

Taxes: 2022

Acres: 40.49

Real Estate Tax: \$133.15

Land Value: \$16800

Special Tax: \$0.00

Improved Value: \$0

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$19800

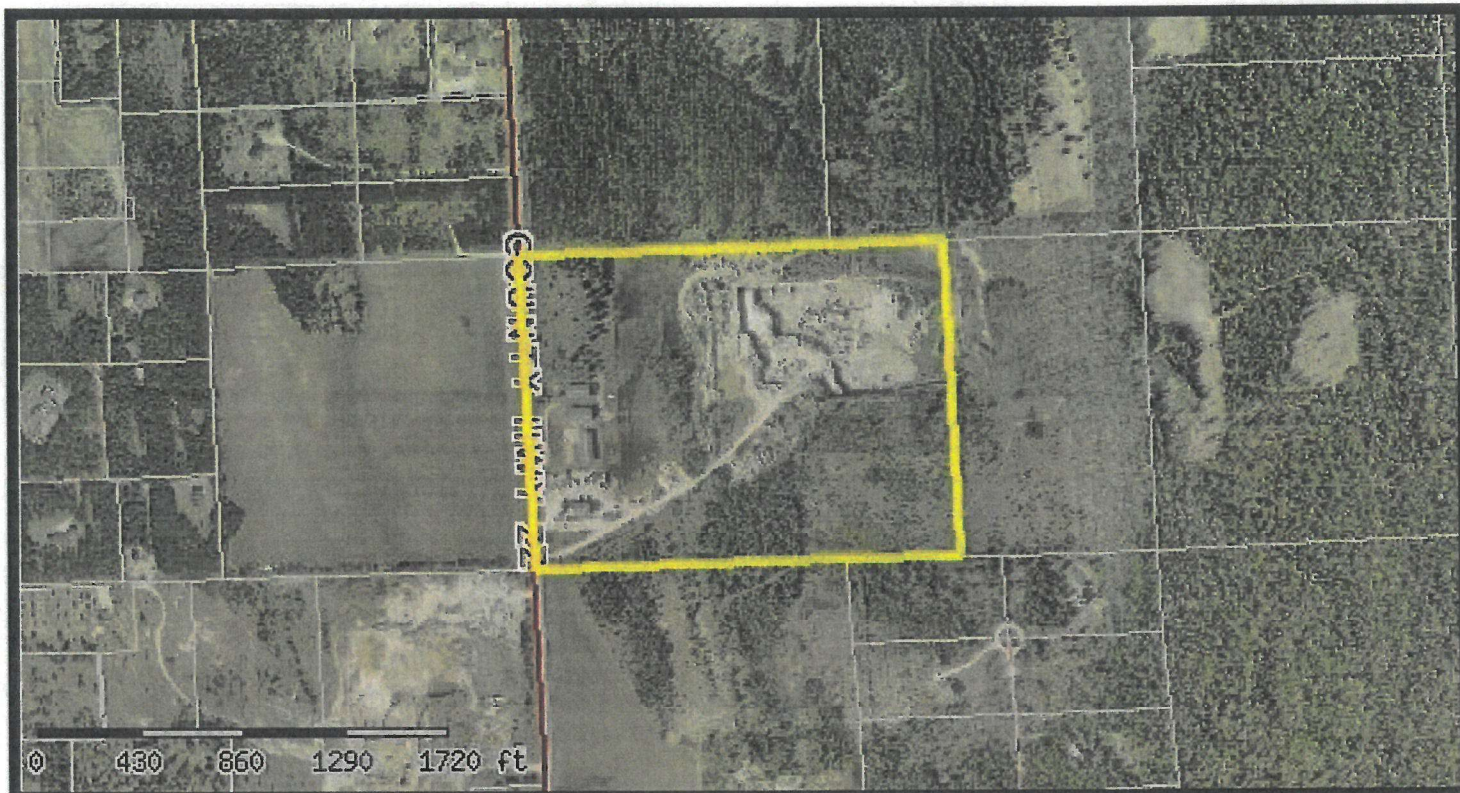
* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

Tax Parcel Report

Courtesy of the Door County Land Information Office



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Data Current through November 30th 2023

Parcel Number: 0180102312813A - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: SW of NE 2-31-28

Property Address: 10796 COUNTY HWY ZZ

Owner Name: JF MATERIALS LLC

Co-Owner:

Mailing Address:

12281 BLACKBERRY RD
ELLISON BAY, WI 54210

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

COM CNTR SEC 2:N1*E1330.32' S88*E1805.04' S1*W1345.68' N87*W1803.68' BG. SUBJ TO
ESMT OVER SLY 50'.

School District: Gibraltar

Valuations: 2023

Taxes: 2022

Acres: 55.42

Real Estate Tax: \$7603.27

Land Value: \$315000

Special Tax: \$0.00

Improved Value: \$841300

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$913600

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

Tax Parcel Report

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Data Current through November 30th 2023

Parcel Number: 0180102312842 - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: NW of SE 2-31-28

Property Address: 10686 COUNTY HWY ZZ

Owner Name: OHCE LLC

Co-Owner:

Mailing Address:

PO BOX 430

BAILEYS HARBOR, WI 54202

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

NW1/4 SE1/4 S.2-31-28

School District: Gibraltar

Valuations: 2023

Taxes: 2022

Acres: 40.15

Real Estate Tax: \$1066.96

Land Value: \$227500

Special Tax: \$0.00

Improved Value: \$8700

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$135100

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the GIS Map of ...
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Door County, Wisconsin
... for all seasons!



May 2019 Orthophoto as default backdrop



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Data Current through November 30th 2023

Parcel Number: 0180102312831A - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: NE of SW 2-31-28

Property Address: 10685 COUNTY HWY ZZ

Owner Name: GARY M ANDERSON

Co-Owner: TAMMY J ANDERSON

Mailing Address:

10685 COUNTY HIGHWAY ZZ
SISTER BAY, WI 54234

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

COM 909.3'S NE COR NESW SEC.2: W325' S250' E325' N250' BG

School District: Gibraltar

Valuations: 2023

Taxes: 2022

Acres: 1.87

Real Estate Tax: \$941.61

Land Value: \$72000

Special Tax: \$0.00

Improved Value: \$84700

Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$125700

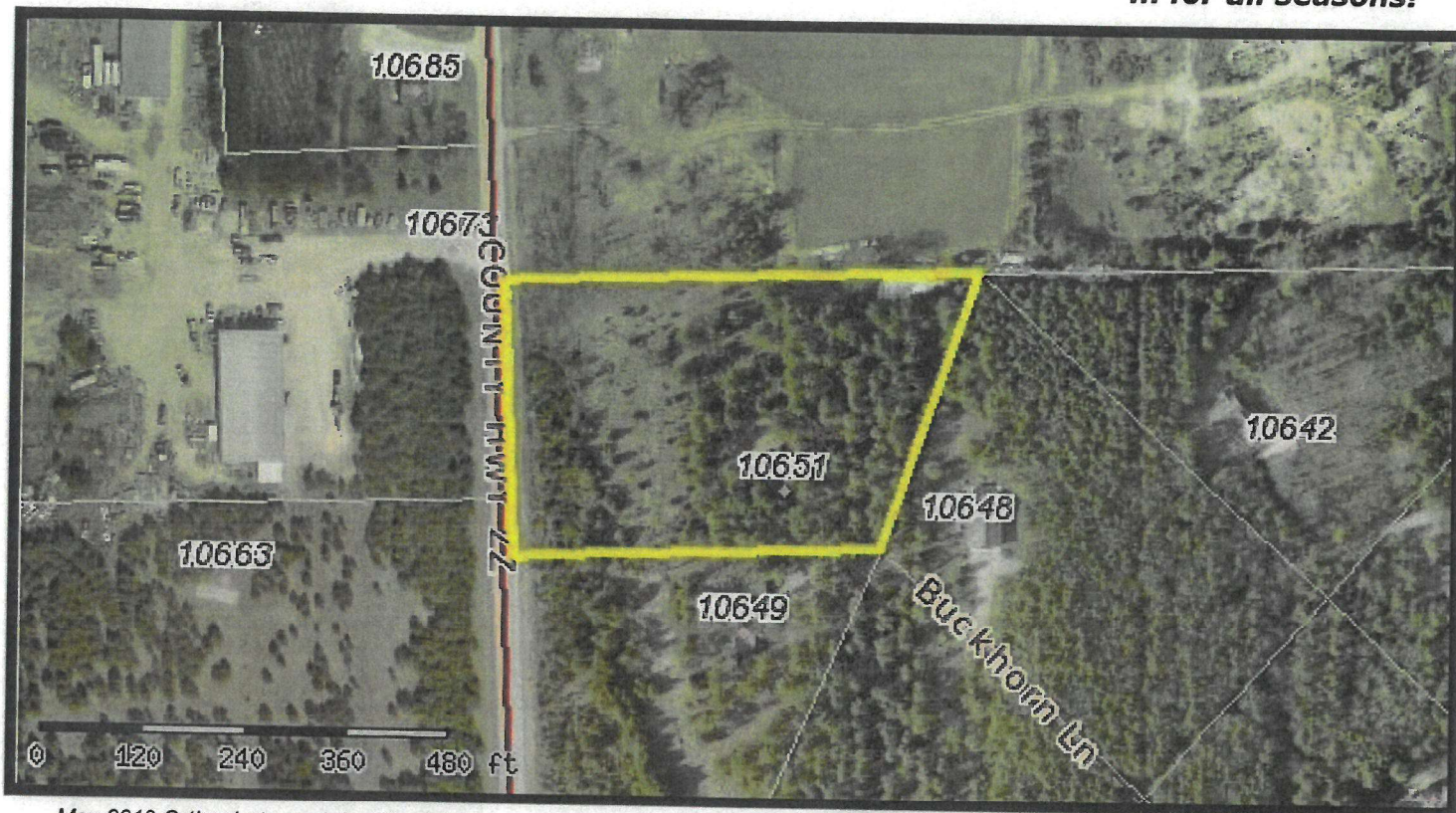
* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

Tax Parcel Report

Courtesy of the Door County Land Information Office



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Data Current through November 30th 2023

Parcel Number: 018430006 - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: SW of SE 2-31-28

Property Address: 10651 BUCKHORN LN UNIT 6

Owner Name: DOUGLAS L BENSYL

Co-Owner: JODI L BENSYL

Mailing Address:

10649 BUCKHORN LN
SISTER BAY, WI 54234

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

DEER FOREST CONDOMINIUM UNIT 6 AS DESCRIBED IN DECLARATION RECORDED 592/317. S
EC 2-31-28

School District: Gibraltar

Valuations: 2023

Acres: 3.70

Land Value: \$53000

Improved Value: \$1400

Forest Value: \$0

Taxes: 2022

Real Estate Tax: \$694.56

Special Tax: \$0.00

Forest Tax: \$0.00

Est Fair-Market Value: \$86200

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.