

TOWN OF LIBERTY GROVE PUBLIC MEETING

Plan Commission Meeting

Date: June 11, 2025

Time: 7:00pm

Place: Town Hall, 11161 Old Stage Road

Agenda:

1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 4/30/25
5. Public input
6. Review Re-Zoning request for Parcel ID 018-01-02312824
7. Correspondence
8. Future meeting date(s)
9. Adjourn

All agenda items will include discussion and possible action.

**Report items will not be discussed or voted on.*

Deviation from listed order may occur.

Audience members must ask for permission, during "Public input," to speak on agenda items.

Pamela Donart-Welcome, 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.

DRAFT
(subject to change until final approval by the Commission)
Town of Liberty Grove
Minutes of the Plan Commission meeting on April 30, 2025

Agenda:

1. Call to order
2. Declaration of Quorum
3. Approve Agenda
4. Approve minutes from 4/23/25
5. Public input
6. Review Re-Zoning request for Parcel ID 018-01-02312824
7. Review Variance request for Parcel ID 018660403
8. Correspondence
9. Future meeting date(s)
10. Adjourn

Chairman Goss called the meeting to order at 7:00pm. Commissioners Anne Miller, Cathy Ward, Cheryl Culver and Dan Watts were present. Paul Bokelmann, and Bill Surbaugh did not attend. Clerk/Treasurer Pamela Donart-Welcome was also in attendance along with 1 member of the public.

Ward moved, Miller seconded to approve the agenda as posted. **Carried 5 - 0**

Miller moved, Culver seconded to approve the 4/23/25 minutes as presented. **Carried 5 - 0**

Public Input: none

After discussion on the **Re-Zoning request for Parcel ID 018-01-02312824**, it was decided to postpone any recommendation to a future meeting where the applicant can be present to answer questions.

Regarding the **Variance request for Parcel ID 018660403**, the Plan Commission of Liberty Grove agrees there are 1) unique property limitations due to steep slopes, 2) unnecessary hardship which is not self-imposed, and 3) no harm to the public interest. **Watts moved, Goss seconded** that the Town Board of Liberty Grove recommend approval of the variance requested by Mark R. Dixon for Parcel ID 018660403, located at 11725 Mossy Cliff Trail, as described in the April 15, 2025 communication from the Door County Land Use Services Department. The variance pertains to Section IV.B.2. of the Door County Shoreland Zoning Ordinance, allowing a proposed structure (foyer addition) to be constructed as close as 25 feet from the Ordinary High Water Mark (OHWM) of Green Bay/Lake Michigan. This recommendation is made with the following condition: The height and massing of the proposed connecting structure shall match the dimensions shown in the submitted scaled architectural drawings dated July 25, 2024. No additional vertical expansion beyond those elevations shall be permitted as part of this variance

approval. **Roll call:** Miller, Ward, Culver, Goss, and Watts voted aye. There were no nays.
Motion carried 5 - 0

Future Meeting: The next meeting was scheduled for May 28, 2025 at 7:00pm.

Miller moved, Culver seconded to adjourn at 8:36pm. **Carried 5 - 0**

Respectfully submitted,
Pamela Donart-Welcome, Clerk/Treasurer

Pending approval at next meeting.

DRAFT

To Liberty Grove Planning Committee

11/26/24

Dear members, I would like to request a meeting to discuss the possibility of rezoning the attached parcel to LI. The idea is to make smaller lots available for *businesses*. My initial thought is to rezone the eastern 20 acres along ZZ.

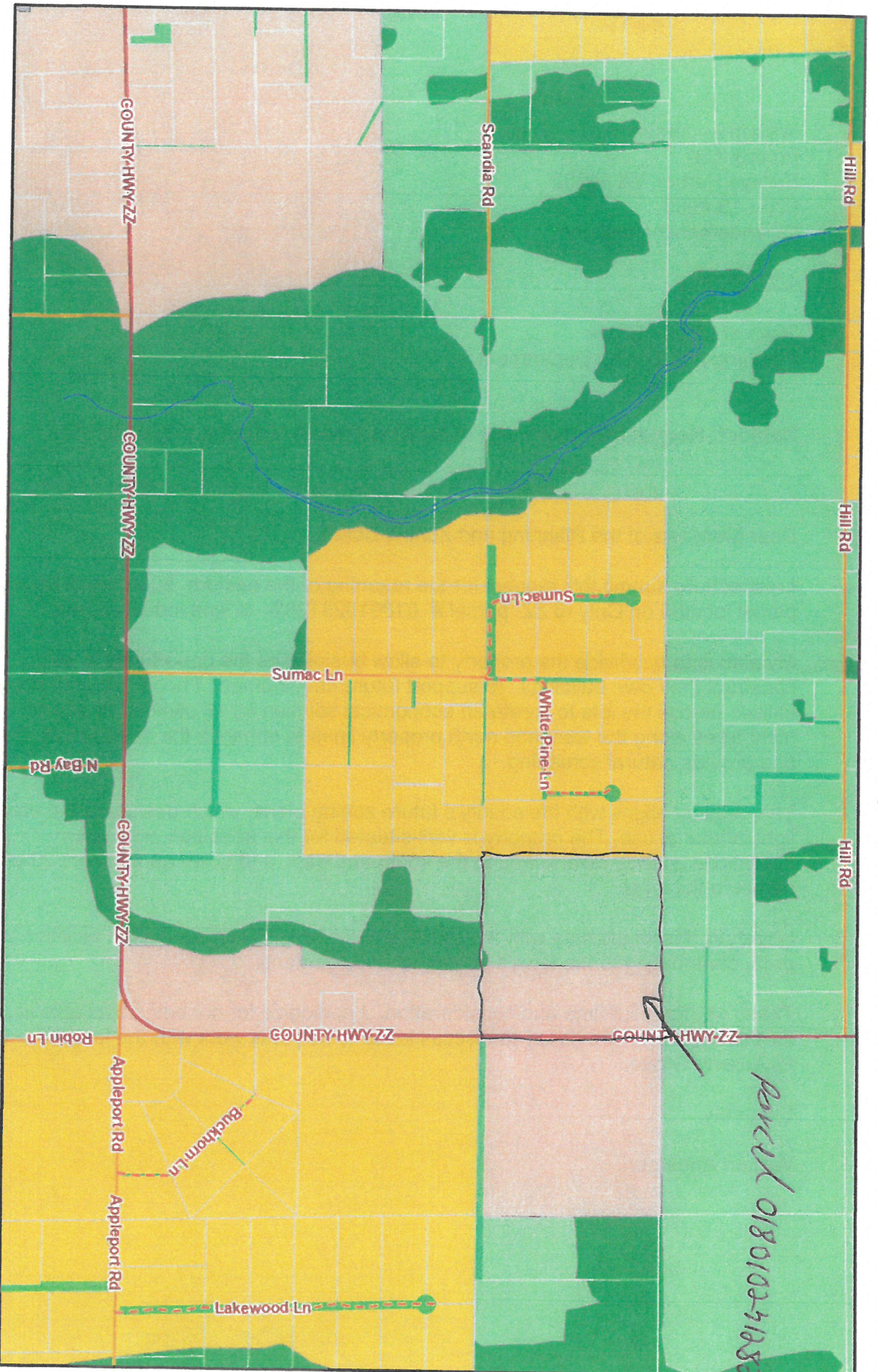
Sincerely William Andersen

920-819-4988

Whandersen@gmail.com

Parcel # 0180102312824

Future use map



Parcel 0180103-41854

William Andersen
Po box 430
Baileys Harbor, WI 54202
920-819-4988
Whandersen@gmail.com

4/27/2025

Town of Liberty Grove
Planning and Zoning Department

Subject: Request for Rezoning of 20-Acre Parcel for Light Industrial Use

Dear Members of the Planning and Zoning Board,

I respectfully submit this request for the rezoning of the eastern 20-acres of the 40 acre parcel located on Cnty rd ZZ parcel # 0180102312824 to light industrial use.

My plan is to subdivide the property to allow businesses the opportunity to own land and construct their own buildings. To support future development, I hope to install shared utilities across the lots to create an economical solution for all owners. In addition, I will plant trees along the west and north property lines to enhance the site's visual appeal and provide natural screening.

This request aligns with the county's future zoning plans, which designate the area for light industrial use. The property is well-situated for this transition, with quarry operations already established to the south and east, and I own an adjacent 20-acre parcel to the west.

Hopefully this would help with the growing demand for business-owned facilities in our area, contributing to the town's economic development.

Thank you for your time and consideration. I apologize for not being available in person for this meeting. I am happy to discuss ideas to help this work with the long-term vision for Liberty Grove.

Sincerely,

William Andersen



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

Tara McKeefry, Code Administrator

Direct line: (920) 746-2222

Main office line: (920) 746-2322

FAX: (920) 746-2387

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

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

April 9, 2025

Town of Liberty Grove
Pam Welcome, Clerk
Via Email

Re: Proposed rezoning of Parcel ID 018-01-02312824

Dear Ms. Welcome,

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 May 7, 2025 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.

William Andersen, Registered Agent of OHCE LLC, petitions to rezone the eastern 20 acres of parcel ID 018-01-02312824 from Heartland-10 (HL-10) to Light Industrial (LI) in order to subdivide the property into smaller lots. The property is located on CTH ZZ near the intersections of Appleport Rd and Hill Rd.

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

Sincerely,

Tara McKeefry
Code Administrator

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

C.C.: William Andersen, via e-mail (with enclosure)
Neighboring property owners within 300' (to receive letter only)

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

William Andersen, Registered Agent of OHCE LLC, petitions to rezone the eastern 20 acres of parcel ID 018-01-02312824 from Heartland-10 (HL-10) to Light Industrial (LI) in order to subdivide the property into smaller lots. The property is located on CTH ZZ near the intersections of Appleport Rd and Hill Rd.

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

Reason(s) for the town's decision:

Is the proposal consistent with the Town Comprehensive Plan?

Concerns or objections the town may wish to see potentially addressed through modifications to the proposed amendment:

Town Clerk Signature

Date

***See reverse side for map amendment criteria.**

GENERAL CRITERIA REGARDING ZONING HEARING CASES IN DOOR COUNTY

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

ZONING AMENDMENT – MAP

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

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

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

Considerations in evaluating petitions to rezone

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

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

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



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

- **Property address & PIN:** 018-01-02312824
- **Property Owner & Applicant:** OHCE LLC; William Andersen, Registered Agent
- **Petition Request:** To rezone the eastern 20 acres in Liberty Grove from Heartland-10 (HL-10) to Light Industrial (LI).
- **Purpose of the proposed rezoning:** To be able to subdivide the property into smaller lots that could be sold to small business owners.

Description of Subject Property and Surrounding Area

Subject Property:

- Earliest deed in the system states the lot was created in 1941.
- **Lot area and road frontage:** The lot contains 40.49 acres and has 1,330.32 lineal feet of road frontage along County Highway ZZ.
- **Existing uses/structures:** There are no existing structures, the existing use is primarily agriculture.
- **Traffic patterns/road usage:** Moderate traffic along CTH ZZ.

Surrounding Area – Zoning and Use: There are smaller lots zoned Heartland-10 to the north, some of which contain residential homes. To the west are also smaller lots, zoned Heartland-5, some of which contain single family homes. The parcel directly to the south is zoned Heartland-10 (HL10) and contains an excavating business. A campground, Camp Door RV Resort and Campground, is located one-half mile further to the south. The parcel to the east, across CTH ZZ, is zoned Light Industrial and contains a quarry.

Zoning Considerations

- **Section 2.03(9): Purpose of the Heartland-10 (HL10) zoning district:** This district is intended to help maintain the rural character of areas of the interior of Door County, particularly cleared and other open areas where agricultural activity has been diminishing. The district provides for residential development at low densities, agricultural uses, and other nonresidential uses that require relatively large land areas and/or which are compatible with the surrounding rural character. Lot sizes of at least 10 acres are required for new lots.
- **Section 2.03(19): Purpose of the Light Industrial 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, not just the use being proposed by the current applicant.
- **Zoning District Requirements.** Please see the attached Table of District Requirements to compare minimum lot size requirements, maximum impervious surface ratios and setbacks.

Issues for the RPC to consider in evaluating petitions to rezone are below. 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.)

A rezoning will allow for a higher intensity and density of uses on the subject property. To the south and east of the subject property are properties already being used fairly intensely. Approximately 15 acres of the area being requested has the Industrial future land use category (see further discussion below).

Comprehensive Plan Considerations

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

The subject parcel is designated as Rural/Agricultural and Industrial on the county's comprehensive plan's future land use map, as described below and shown on the attached future land use map. The area being requested for rezoning is ~5 acres Rural/Agricultural and ~15 acres Industrial.

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.

The proposed rezoning to Light Industrial is consistent with the ~15 acres of Industrial designation. The Rural/Agricultural designation does not address industrial uses, but does address protecting agriculture. Since the entire parcel is currently being used for agriculture, a rezoning to Light Industrial does not protect the existing agriculture on the ~5 acres designated as Rural/Agriculture. Thus, a rezoning for this portion of the property is not consistent with the Plan.

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

04/08/2025

Aerial (town)

OHCE LLC; William Andersen, Registered Agent: 018-01-02312824

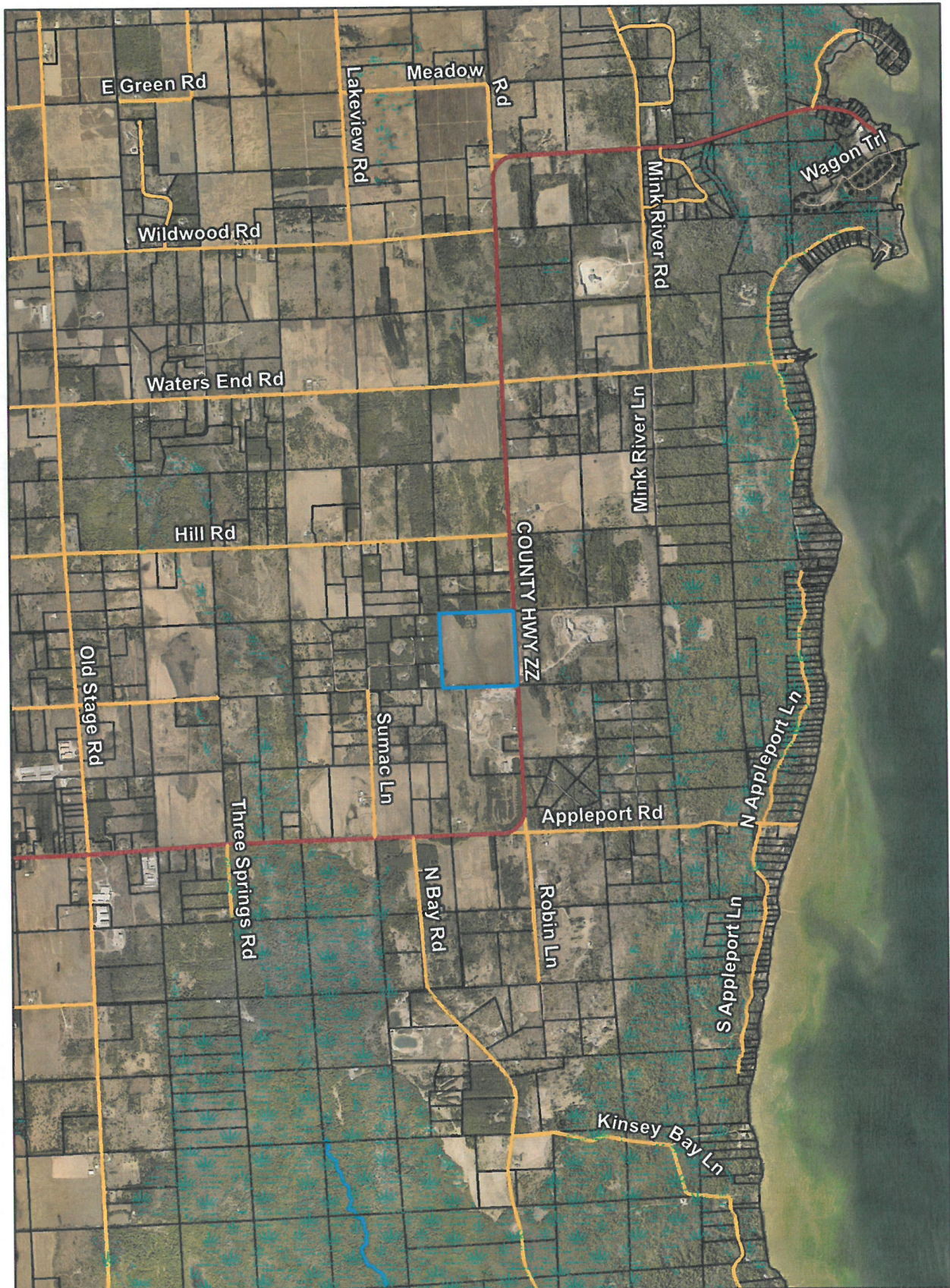
Proposed Rezoning: Heartland-10 (HL10) to Light Industrial (LI) (the eastern half only)



Aerial (neighborhood)

OHCE LLC; William Andersen, Registered Agent: 018-01-02312824

Proposed Rezoning: Heartland-10 (HL10) to Light Industrial (LI) (the eastern half only)



Aerial (close-up)

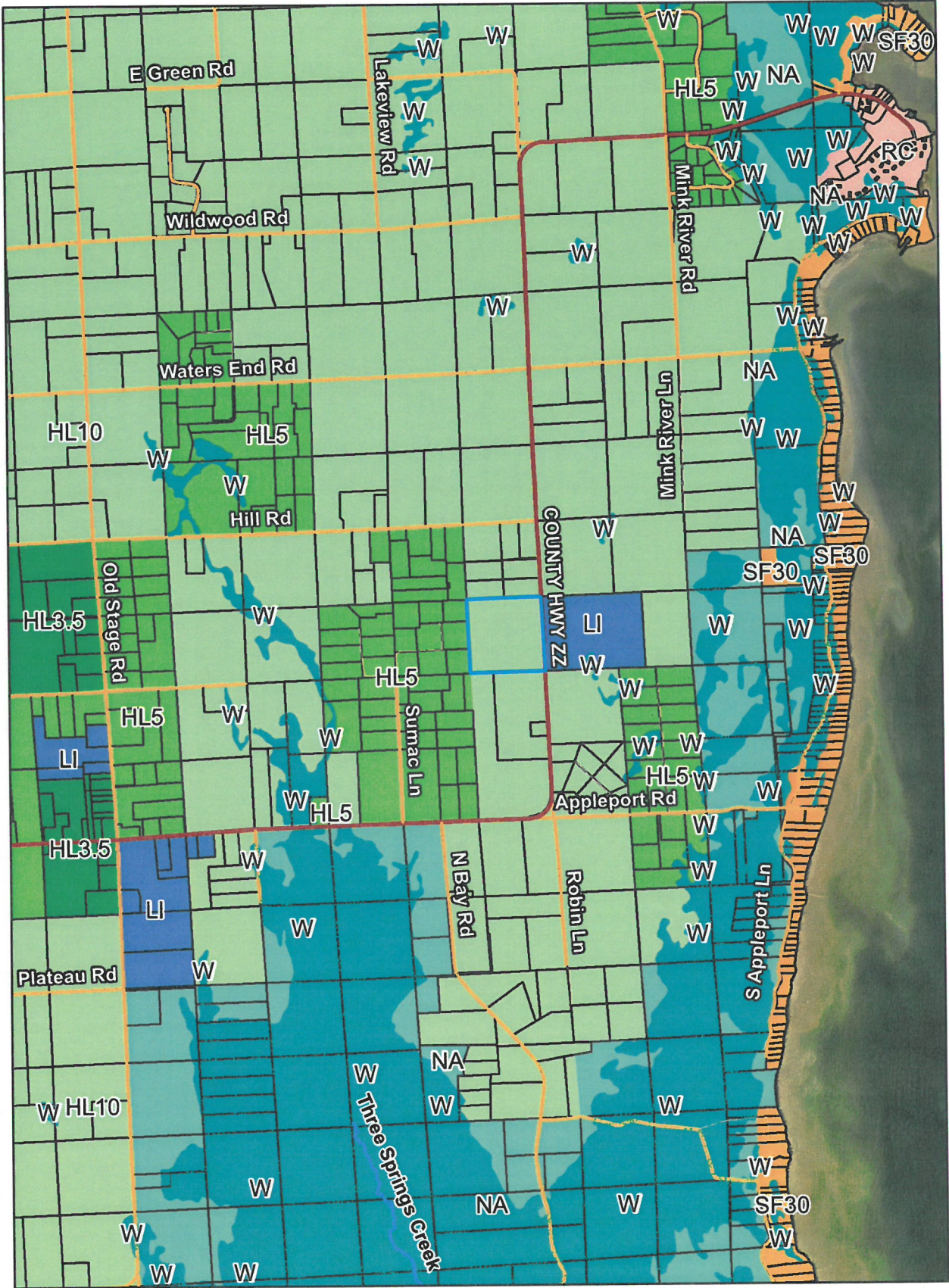
OHCE LLC; William Andersen, Registered Agent: 018-01-02312824

Proposed Rezoning: Heartland-10 (HL10) to Light Industrial (LI) (the eastern half only)



Zoning Map

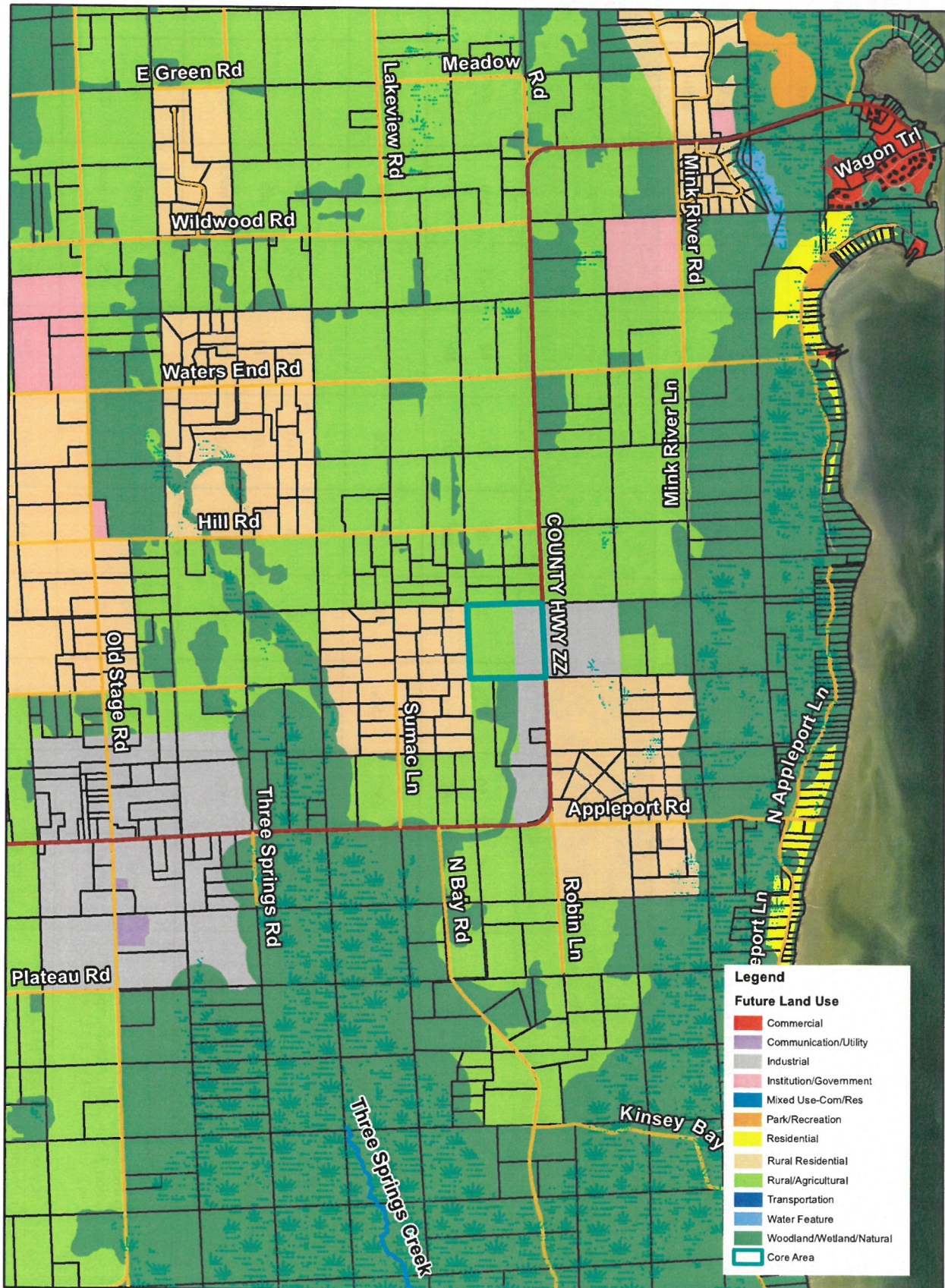
OHCE LLC; William Andersen, Registered Agent: 018-01-02312824
Proposed Rezoning: Heartland-10 (HL10) to Light Industrial (LI) (the eastern half only)



Future Land Use Map

OHCE LLC; William Andersen, Registered Agent: 018-01-02312824

Proposed Rezoning: Heartland-10 (HL10) to Light Industrial (LI) (the eastern half only)



GENERAL REQUIREMENTS 3.02(3)(a)

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

(3)(a) Table of district requirements – General. This table shall apply to appropriate minor subdivisions.											
ZONING DISTRICT Development Type	Individual Lot Requirements			Yards				Conservation Subdivision & Manufactured Home Park Requirements			
	Min. Lot Area	Min. Lot Width ⁶ (feet)	Max. Imperv. Surface Ratio ¹	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
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	250	25%	40 ³	20	50	40	25	n/a	n/a	n/a
	10,000	65	n/a	40 ²	20 ²	50 ²	40 ²	25	10 acres	0.35	60%
	4,500 ⁵	50 ⁵	n/a	40 ²	40 ²	40 ²	40 ²	25	20 ⁴ acres	0.50	75%
HEARTLAND-10 (HL10) All Other Development Conservation Subdivision(Added: 4 April 2011, Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	10 acres ⁸	300	25%	40 ³	20	50	50	25	n/a	n/a	n/a
	10,000	65	n/a	40 ²	20 ²	50 ²	50 ²	25	10 acres	0.20	80%
	4,500 ⁵	50 ⁵	n/a	40 ²	40 ²	40 ²	40 ²	25	20 ⁴ acres	0.50	75%
ESTATE(ES) All Other Development Conservation Subdivision(Added: 4 April 2011;Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	5 acres	250	25%	25	20	50	40	25	n/a	n/a	n/a
	10,000	65	n/a	25 ²	20 ²	50 ²	40 ²	25	10 ⁸ acres	0.35	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	100	45%	10	5	40	10	25	n/a	n/a	n/a
	16,200	90	45%	10	5	40	10	25	n/a	n/a	n/a
	10,000	65	n/a	20 ²	10 ²	40 ²	20 ²	25	1.8 acres	3.27	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	150	35%	20	15	50	20	25	n/a	n/a	n/a
	10,000	65	n/a	40 ²	30 ²	50 ²	40 ²	25	2.8 acres	2.18	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	150	25%	20	15	50	20	25	n/a	n/a	n/a
	10,000	65	n/a	40 ²	30 ²	50 ²	40 ²	25	6 acres	1.00	40%

GENERAL REQUIREMENTS 3.02(3)(a)

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

ZONING DISTRICT Development Type	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width ⁶ (feet)	Max. Imperv. Surface Ratio ¹	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
<u>RURAL RESIDENTIAL (RR)</u> 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	150	35%	20	15	50	20	25	n/a	n/a	n/a
	10,000	65	n/a	40 ²	30 ²	50 ²	40 ²	25	3.7 acres	1.63	40%
	4,500 ⁵	50 ⁵	n/a	40 ²	40 ²	40 ²	40 ²	25	5 acres	6.00	25%
	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
<u>HIGH DENSITY RESIDENTIAL (HD)</u> 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	10,000	65	n/a	20 ²	10 ²	40 ²	20 ²	25	1.8 acres	3.27	30%
	4,500 ⁵	50 ⁵	n/a	40 ²	40 ²	40 ²	40 ²	25	5 acres	6.00	25%
----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 October 1998, Ord. 22-98) -----											
<u>COMMERCIAL CENTER (CC)</u> All Other Development • unsewered • with public sewer Multiple Occupancy Development	20,000	100	75%	10	5	20	10	25	n/a	n/a	n/a
	16,200	90	75%	10	5	20	10	25	n/a	n/a	n/a
----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----											
<u>MIXED USE COMMERCIAL (MC)</u> All Other Development • unsewered • with public sewer Multiple Occupancy Development	20,000	100	45%	10	5	20	10	25	n/a	n/a	n/a
	16,200	90	45%	10	5	20	10	25	n/a	n/a	n/a
----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----											
<u>RECREATIONAL COMMERCIAL (RC)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Multiple Occupancy Development	20,000	100	45%	10	5	20	10	25	n/a	n/a	n/a
	10,000	65	n/a	20 ²	10 ²	20 ²	20 ²	25	1.8 acres	3.27	30%
----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----											
<u>LIGHT INDUSTRIAL (LI)</u> All Development	60,000	200	60%	20 ²	10 ²	20 ²	10 ²	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)

GENERAL F

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

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

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	C	C
Gas Stations															C	C		P
Grain Mills (Amended: 30 September 2010; Ord. 2010-13)			C ²²	C	C	C												
Home Businesses (s. 4.04(10)) (Amended: 20 April 2010, Ord. 2010-03) (Amended: 27 September 2012; Ord. 2012-21)				C	C	C	C	C					C			P		
Home Occupations (s. 4.04(9a)) (Amended: 8 August 2000; Ord. 12-00) (Amended: 30 Sept 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Office/Studio (s. 4.04(9)) (Added: 8 August 2000; Ord. 12-00) (Amended: 30 Sept 2010; Ord. 2010-13)		P	P ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Indoor Recreation															P	C	P	
Kennels (s. 4.04(2))				P	P	P												
Laundromats and Laundry Service															P	P	C	P
Lumber/Building Supply Yards(s. 4.04(6))															C	C		P
Medical/Dental Clinics															P	P		
Model Homes (s. 4.04(4))							C	C	C	C	C	C	C	P	P	P	P	

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

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

(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
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	
Churches (Amended: 30 Sept. 2010; Ord. 2010-13)		C	C ²⁰	C	C	C	C	C			C ¹⁴	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																		
Private Schools (Amended: 30 Sept. 2010; Ord. 2010-13)			C ¹⁷	C		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
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
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
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)														
Bed & Breakfast Establishments (s. 4.08(10)) (Amended: 9 Nov 2011; Ord. 2011-14)	P			P	P	P	C	P		C ¹⁴	C	P	P	P
Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14)				P	P	P	P	P					P	P
Conservation Subdivisions (Ch. 6) (Added 4 April 2011; Ord. 2011-05) (Amended: 22 Feb. 2022; Ord. 2022-03)	P			P	P	P	P	P		P	P	P	P	P
Duplexes (Amended: 22 Feb. 2022; Ord. 2022-03)				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							
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

ZONING DISTRICT USE REGULATIONS 2.05(3)(a)

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

Type of Use	Zoning Districts																	
	W	NA	EA	GA	PA	CS	HL ⁸	ES	SF10	SF20	SF30	SE	RR	HD	CC	MC	RC	LI
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	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.			C ²¹															
(3 Uses deleted and replaced with above: 23 May 2023; Ord. 2023-01)																		

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)

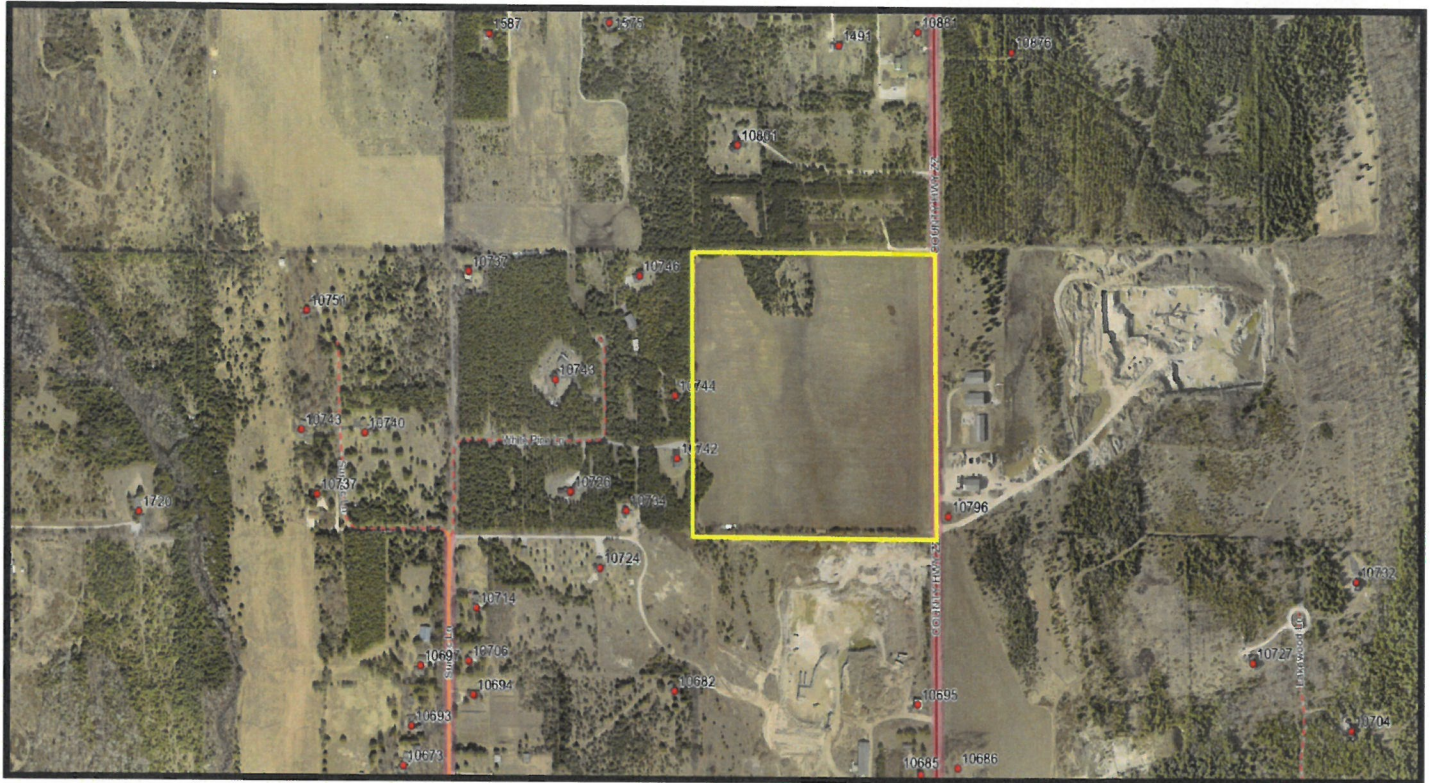
15. Permitted in Town of Gibraltar only. (Added: 22 Aug 2006; Ord. 2006-16; Effective 12 Sept. 2006)
16. (Added: 22 May 2007; Ord. 2007-11; Deleted: 22 Feb. 2022; Ord. 2022-03)
- Note: Please see Appendix A for further information regarding footnotes 17-22.** (Relocated from below footnote 22: 20 Sept. 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)

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!



Map 2023 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 Tuesday, Mar 25, 2025

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 legal description):
SE1/4 NW1/4 S.2-31-28

School District: Gibraltar

Valuations: 2025

Taxes: 2024

Acres: 40.49

Real Estate Tax: 129.13

Land Value: 18100

Special Tax: 0

Improved Value: 0

Forest Tax: 0

Forest Value: 0

Est Fair-Market Value: 25800

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

Wisconsin.Gov



State of Wisconsin

Department of Financial Institutions

Search for:

Ohce

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for **0019525** (at 3/26/2025 8:13 AM)

OHCE LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID 0019525

Registered Effective Date 09/12/2000

Period of Existence PER

Status Restored to Good Standing [Request a Certificate of Status](#)

Status Date 06/11/2008

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0212, WI Statutes.

Addresses

Registered Agent Office WILLIAM S ANDERSEN
2950 KANGAROO BEACH RD
PO BOX 430
BAILEYS HARBOR , WI 54202

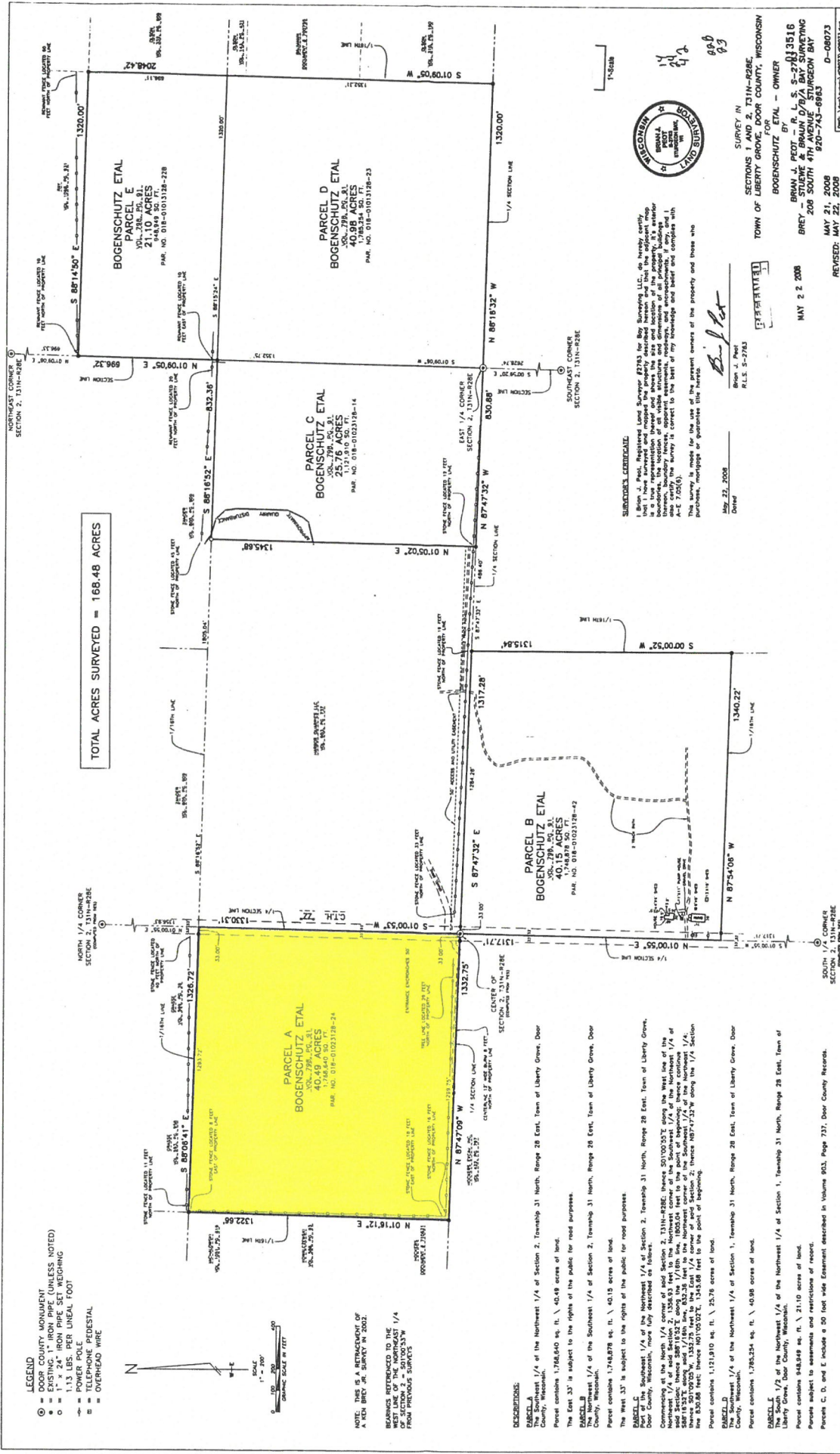
[File a Registered Agent/Office Update Form](#)

Principal Office 2950 KANGAROO BEACH RD
PO BOX 430
BAILEYS HARBOR , WI 54202
UNITED STATES OF AMERICA

Historical Information

Annual Reports

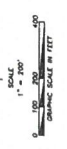
Year	Reel	Image	Filed By	Stored On
2023	000	0000	online	database
2022	000	0000	online	database
2021	000	0000	online	database



LEGEND

- = DOOR COUNTY MONUMENT
- = EXISTING 1" IRON PIPE (UNLESS NOTED)
- = 1" x 2" IRON PIPE SET WEIGHING 1.3 LBS. PER LINEAL FOOT
- = POWER POLE
- = TELEPHONE PEDESTAL
- = OVERHEAD WIRE

TOTAL ACRES SURVEYED = 168.48 ACRES



NOTE: THIS IS A RETRACTION OF A KEN BRET JR. SURVEY IN 2002.

BEARINGS RETRACTIONED TO THE CORNER OF SECTION 2 - S 01°00'33"W FOUR PREVIOUS SURVEYS

DESCRIPTIONS:

PARCEL A
The Southeast 1/4 of the Northwest 1/4 of Section 31 North, Range 28 East, Town of Liberty Grove, Door County, Wisconsin.
Parcel contains 1,756.640 sq. ft. \ 40.49 acres of land.
The East 33' is subject to the rights of the public for road purposes.

PARCEL B
The East 1/4 of the Southwest 1/4 of Section 31 North, Range 28 East, Town of Liberty Grove, Door County, Wisconsin.
Parcel contains 1,748,878 sq. ft. \ 40.15 acres of land.
The West 33' is subject to the rights of the public for road purposes.

PARCEL C
The Southeast 1/4 of the Northwest 1/4 of Section 31 North, Range 28 East, Town of Liberty Grove, Door County, Wisconsin.
Parcel contains 1,756.640 sq. ft. \ 40.49 acres of land.
The East 33' is subject to the rights of the public for road purposes.

PARCEL D
The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 31 North, Range 28 East, Town of Liberty Grove, Door County, Wisconsin.
Parcel contains 1,756.640 sq. ft. \ 40.98 acres of land.
Parcel subject to easements and restrictions of record.
Parcels C, D, and E include a 50 foot wide easement described in Volume 903, Page 137, Door County Records.



SURVEYOR'S CERTIFICATE

I, Brian J. Bret, Registered Land Surveyor #7793 for the State of Wisconsin, do hereby certify that I have surveyed and mapped the property described herein and the line adjacent map locations, the location of all visible structures and other objects on the property, and I have verified the survey by a check of the bearings and distances of the lines and by a check of the area of the property. This survey is made for the use of the present owners of the property and those who purchase, mortgage or otherwise acquire the same.

May 22, 2008
Brian J. Bret
Surveyor

RECEIVED

SURVEY IN
SECTIONS 31 AND 32, T1N-R28E
TOWN OF LIBERTY GROVE, DOOR COUNTY, WISCONSIN

BOGENSCHÜTZ ET AL - OWNER
BRIAN J. BRET - R. L. S. #7793
BRET - STURKE & BRAUN D/B/A BAY SURVEYING
200 SOUTH 4TH AVENUE STURGEON BAY
920-740-8865 D-08073

MAY 22 2008
REVISED: MAY 22, 2008

