

**NOTICE OF PUBLIC HEARINGS BEFORE
THE DOOR COUNTY, WISCONSIN RESOURCE PLANNING COMMITTEE**

Public hearings will be held by the Door County Resource Planning Committee on **Thursday, April 5, 2018** in the **Chambers Room of the Door County Government Center (Room C-102, First Floor)** at **421 Nebraska Street**, Sturgeon Bay, Wisconsin. The hearings will begin at **2:00 p.m.** to give consideration to the following matters:

SEVASTOPOL

Joynt Faith CT CL Trust on behalf of Andrew Pfeffer; conditional use permit to establish an automotive sales and service lot on a 1.29-acre parcel utilizing the existing 74' x 64' building; 3835 Egg Harbor Road.

LIBERTY GROVE

Don W. & Lynn Grasse; conditional use permit to establish a winery within an existing 20' x 24' building on a 10-acre parcel; 12120 Timberline Road.

JACKSONPORT

William Andersen (d.b.a. Port Storage Company, LLC) on behalf of David Rack; rezone a vacant 2.55-acre parcel and a vacant 1.82-acre parcel from Small Estate (SE) to Mixed Use Commercial (MC) in order to establish a non-motorized recreational equipment sales/service/rental facility. Anderson also petitions to rezone the southern 200' of a vacant 12.03-acre parcel from Small Estate (SE) to Light Industrial (LI) for future expansion of an existing commercial storage facility; all three parcels are south of STH 57 and west of N. Cave Point Drive.

A map showing the properties affected by the amendment is available for viewing and/or purchase from the Door County Land Use Services Department during normal business hours.

Interested parties may give oral testimony. Written testimony will be accepted on 8 1/2" x 11" paper only at the Door County Land Use Services Department, 421 Nebraska Street, Sturgeon Bay, WI 54235 (Fax 920-746-2387) until **3:30 p.m.** on April 4, 2018. Anonymous correspondence will not be accepted.

All application materials may be viewed at the Door County Land Use Services Department, 421 Nebraska Street, Sturgeon Bay, Wisconsin during normal business hours, 8:00 a.m. to 4:30 p.m., Monday-Friday. Application materials may also be viewed on-line beginning approximately four business days before the hearing at <http://map.co.door.wi.us/Agendas-Minutes/Resource%20Planning/>.

Ken Fisher, Chair
Door County Resource Planning Committee

Publication Dates: March 21 & 28, 2018

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**NOTICE OF PUBLIC HEARINGS BEFORE THE
DOOR COUNTY, WISCONSIN RESOURCE PLANNING COMMITTEE**

**DOOR COUNTY GOVERNMENT CENTER
421 NEBRASKA STREET
STURGEON BAY, WI 54235**

Public hearings will be held by the Door County Resource Planning Committee on **Thursday, April 5, 2018** in the **Chambers Room of the Door County Government Center (Room C-102, First Floor)** at **421 Nebraska Street**, Sturgeon Bay, Wisconsin. The purpose of the hearings is to give consideration to the following applications for conditional use permits and a zoning map amendment, as specified in the county comprehensive zoning ordinance:

Starting at 2:00 p.m.:

TOWN OF SEVASTOPOL

Joynt Faith CT CL Trust on behalf of Andrew Pfeffer requests a conditional use permit as required by Sections 2.05(3)(b) and 11.04. The applicant is proposing to establish an automotive sales and service lot on a 1.29-acre parcel utilizing the existing 74' x 64' building. The parcel is located at 3835 Egg Harbor Road in Section 33, Town 28 North, Range 26 East.

TOWN OF LIBERTY GROVE

Don W. & Lynn Grasse request a conditional use permit as required by Sections 2.05(3)(a) and 11.04. The applicants are proposing to establish a winery within an existing 20' x 24' building on a 10-acre parcel. The building will be used to process wine only with no retail sales or tasting areas on-site. The parcel is located at 12120 Timberline Road in Section 08, Town 32 North, Range 29 East.

TOWN OF JACKSONPORT

William Andersen (d.b.a. Port Storage Company, LLC) on behalf of David Rack is petitioning for an amendment to the detailed zoning map of the Town of Jacksonport to rezone a vacant 2.55-acre parcel and a vacant 1.82-acre parcel from the Small Estate (SE) zoning district to the Mixed Use Commercial (MC) zoning district. This rezoning request is being sought so that a non-motorized recreational equipment sales/service/rental facility may be established. This use is not allowed in the Small Estate (SE) zoning district. Anderson is also petitioning to rezone the southern 200' of a vacant 12.03-acre parcel from the Small Estate (SE) zoning district to the Light Industrial (LI) zoning district. This rezoning request is being sought for a future expansion site for the existing commercial storage facility located on the lot to the south. This use is not allowed in the Small Estate (SE) zoning district. The three parcels are located south of STH 57 and west of N. Cave Point Drive in Section 22, Town 29 North, Range 27 East.

A map showing the properties affected by this amendment is available for viewing and/or purchase from the Door County Land Use Services Department during normal business hours.

A Conditional Use Permit allows the landowner to use his or her property in a manner permitted by the zoning ordinance provided s/he demonstrates compliance with all standards and criteria enumerated within the ordinance. In granting a Conditional Use Permit, the Resource Planning Committee must determine that the proposed use, at the proposed location, will not be contrary to the public interest or convenience and will not be detrimental or injurious to the public health, safety, or character of the surrounding area.

A petition to amend the zoning ordinance seeks to change the text, i.e., the regulations, of the zoning ordinance and/or the zoning district map. The County Board of Supervisors makes the final decision on such petitions.

The purpose of the hearings is to allow parties to explain how their interests are affected, how the public is affected, and to bring out any facts pertinent to the cases related to public health, safety, convenience, and general welfare. All interested parties are urged to attend and give testimony.

Written testimony will also be accepted on 8 1/2" x 11" paper at the Door County Land Use Services Department, 421 Nebraska Street, Sturgeon Bay, WI 54235 (FAX 920-746-2387) until **3:30 p.m.** on April 4, 2018. Letters will

be available for public inspection during normal business hours. Letters will be entered into the record; a summary of all letters will be presented at the hearing, but individual letters will not be read. Anonymous correspondence will not be accepted. **Please note that any correspondence or testimony you may have submitted for any town-level proceedings regarding these matters does NOT get forwarded to the county.**

A regular meeting of the Resource Planning Committee will follow the public hearing.

Ken Fisher, Chair
Door County Resource Planning Committee
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

The list of names to which this notice was sent is available upon request in the office of the Door County Land Use Services Department, 421 Nebraska Street, Sturgeon Bay, WI 54235 (phone 920-746-2323).

All application materials may be viewed at the Door County Land Use Services Department, 421 Nebraska Street, Sturgeon Bay, Wisconsin during normal business hours, 8:00 a.m. to 4:30 p.m., Monday-Friday. Application materials may also be viewed on-line beginning approximately four business days before the hearing at <http://map.co.door.wi.us/Agendas-Minutes/Resource%20Planning/>. Please note that if additional information is submitted to the Land Use Services Department after the packet has been posted on the website, another packet may be posted late afternoon the day before the hearing.