



# Glidden Drive Association

## President's Message

by Bill Hensge

I am delighted to serve as your new president following in the difficult footsteps of the very caring, effective and diplomatic Rich Kinka, who just completed two terms as president after "retiring" from the GDA Board for several years. It should be noted that Rich along with a cadre of others possesses the passion and pride that all of us have for Glidden Drive by volunteering for so many GDA activities. It is hoped that others will step forward when asked to lend their skills and talents. We need you!

You should know that your new Board and I are determined to carry on the many fine endeavors of the past as well as to reach out to you to find out what else is important to you - in short, what would *you* like to see GDA address? After all this is your organization. To give you focus, here is the "Purpose" of GDA as set forth in our by-laws, realizing that several of the original purposes have been weakened or rendered unenforceable:

The GDA is a voluntary organization formed for the purpose of protecting the provisions of current abstracts of title, increasing property values, originating and completing projects for the betterment of the community and promoting and advancing the best interests of property owners on Glidden Drive or Glidden Lane in Door County, Wisconsin.

I am especially pleased that Gary Henger, Vice President, Sue Wehrli, Secretary and Fred Shumway, Director, have volunteered their services to complement returning Officers and Directors, namely George Wentz, Treasurer, and Directors Laddie Chapman, Sue Peterson, Kaare Wold, Darrel von Berg and Jack Reiners.

Also, at the risk of missing someone, special thanks and appreciation go to:

- ☐ outgoing Director Biz Virlee
- ☐ outgoing Secretary Joanne Huhta
- ☐ Jim Huhta for representing us re new

propane gas negotiations / contract with Ferrellgas

- ☐ Barbara Mallien for all the good PR, news and activities
- ☐ Jane Hensge for chairing the 50<sup>th</sup> GDA anniversary in 2012
- ☐ Margo Jackson for chairing the August 20 GDA picnic
- ☐ Joanne Huhta for chairing the August 6 garage / rummage sale
- ☐ Phylis Spence for past GDA Newsletter responsibilities
- ☐ Happy Hour Men's Coffee: Wednesday mornings at 9AM; \$4.00 for coffee & donuts to help you solve world and local issues

As I write this summer has come upon us rather quickly after teasing us with a couple of summery days. Not only do we have sustained hot, humid weather (think AC), but we also get to enjoy the aroma of alewives along the shoreline. And, of course, we are witnessing increased vehicle and foot traffic on the Drive because our beautiful "Rustic Road" attracts the people. So be careful, be caring and be considerate because all will be gone all too soon.

GDA welcomes all the owners of the Glidden Condos and we urge you to become active whether it is volunteering for the Board, Committees, etc. or just showing up for our many social and other activities. As you probably know, Jack Reiners, a condo owner, is on our Board. We also welcome other new members: James Barth (Lot), Milwaukee; Steven & Ann Metzler (4361), Stoughton, WI; Joseph & Susan Keane (3701), Greenfield, WI; and Kendall & Susan Banks (4073). Our total membership is now 244 (as of Annual Meeting), which

*(continued on next page)*

## President's Letter

*(continued from page 1)*

represents nearly 80%. We are striving for a few more members and each of you can be our ambassador.

**Board Meetings** - you should know that you are welcome to attend our Board Meetings, which are typically held every two months on Mondays, 9AM, at the Town Hall. Contact a Board Member for exact times and dates. Next meeting expected to be in October following our August 1 meeting.

Lastly, the best way to contact me is at **hensge@sbcglobal.net** followed by 920 743-7718 or 630 269-1818. Your Board and I look forward to working with you and being responsive to your thoughts and recommendations.

## Save The Date!

by Jane Hensge

Next year is the Glidden Drive Association's 50<sup>th</sup> anniversary, and we want to do something special to celebrate.

The date to save is July 22, 2012, and we are just beginning to work on the plans.

We need photos and bios. Could you send us a short description of how you found Glidden Drive and what it means to you and your family (just a sentence or short paragraph)? We plan to collect them in a memorial booklet of memories.

For quite a few of you lucky second or third generation residents, it could go back to the magic of childhood days spent on the beach or the rocks or in the woods. History happens every day, so let's make a book of recollections that will show the magic that we all enjoy on Glidden Drive.

Please send your contributions to the book to me at 4462 Glidden Drive, 743-7718, or email **janehensge@sbcglobal.net**. Don't forget photos!

George Wentz has offered to create a cover for the book, so if you see him with his camera, he is probably taking pictures of the home names for a collage.

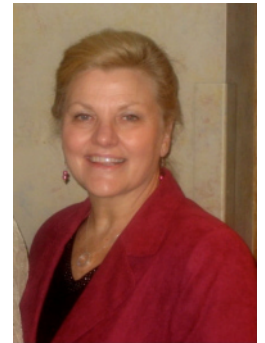
I am working with Donny's Glidden Lodge Restaurant for a Sunday dinner, but nothing is firmed up just yet. Watch your next newsletters for details.

## Meet Barbara Mallien

by George Wentz

Some of us know Barbara as a person, some of us know her by name only, and some of us don't know her at all. We felt it was about time to put a face with the name and make sure she is known to everyone on Glidden Drive.

If her name sounds familiar it's because Barbara is the one who regularly sends emails to the neighbors on Glidden Drive about a variety of announcements, events, news, activities, coffees, and other happenings. She often includes photos in her mailings, whether they are hers or someone else's. She also schedules the monthly luncheons for the Glidden Drive ladies, and has done so since 2006. Her mailing list consists of 92 Glidden Drive residents, and she frequently asks if anyone would like to be added to let her know. Of course she does all of this on her own simply in an effort to assist in any way that she can, helping to make Glidden Drive a unique, closely-knit community.



Barbara tells her own story this way: "I grew up on a farm in Mequon, north of Milwaukee, with my Mom and Dad, brother, and grandfather. My first visit to Door County was when I was 10 years old and came up with my folks to pick cherries. Typical kid ... I had to have my picture taken in front of the tepee at the Chief Oshkosh store and still have that picture." Thereafter, beginning in 1966 Door County became a regular summer vacation destination.

Fast forward to 1990 when Barbara and Larry were married. Larry was born and raised in Door County and worked with his father and brothers as masons, helping to build many of the homes on Glidden Drive. After living for 12 years on County TT, Larry and Barbara bought their Glidden Drive lot in 2002 and began building their dream home the following year. With each day that passed and with each part of their new home completed, they met more of their new neighbors and knew they had chosen the right place to live.

Barbara says they have enjoyed living on Glidden Drive, and their family loves coming for visits - all five children and spouses, and all eight grandchildren. "Whether we are walking on the beach or investigating the wonderful woods behind our house, or just sitting on our deck, we truly love it all!"

## Yard Sales are Summer



## Glidden Drive Yard Sale

Saturday, August 6, 8AM to 2PM

Unwanted clutter in your garage? Here's your chance to move it to someone else's garage, and make some money, too!

Call Joanne Huhta at 743-1994 for yellow balloons to put on your mailbox. Sponsored by the Glidden Drive Association.



## Town of Sevastopol 1st Annual Community YARD SALE !

**Saturday - August 6th**

**8:00 a.m. to 5:00 p.m.**

**Sevastopol Town Park in Institute  
(enter at Hwy 57/Ripp Road)**

## COME SELL OR SHOP !

**Sellers:** Clear clutter, score some cash, high visibility.  
Rent a space (a mere \$5) and keep the profits!

**Shoppers:** Find that special slightly-used item or craft.  
Plenty of free parking and playground to entertain kids  
while you browse! We're hoping for a concession or 2!

Questions: Call the Town Office at  
746-1230 or email [office@townofsevastopol.com](mailto:office@townofsevastopol.com)



# Real Estate Matters Around The Drive

By Laddie Chapman

## Zoning changes

There have been some changes in the County zoning ordinance this year so here is some information that might be useful to Glidden Drive property owners.

In the February Door County Board monthly meeting, a change was made in the countywide planning regulations to allow for multiple occupancy in all residential zones, including SF20. All of Glidden Drive, both sides of the road, is zoned SF20 (Single-Family, 20,000 square feet for the minimum lot size).

This new zoning category applies to "secondary dwelling units," which can be a detached or attached structure, sometimes called a mother-in-law apartment. These units can have bathroom and kitchen facilities and used for occupancy just like the primary unit. A maximum size is 749 square feet.

Prior to this zoning change, such secondary units were illegal, and some homeowners were forced by the County to remove the plumbing from them, or reduce the size of windows to discourage such occupancy.

Secondary dwelling units have additional restrictions and have to conform to the same setbacks as primary units. They also require building permits before construction or remodeling is begun.

Can you rent out such a unit? Yes, but only for 30 days or a longer at a time. This was not intended to provide for seasonal rentals, just to make it easier to have a little more space if you have a little more family.

What about the Glidden covenants? Yes, many deeds have restrictions as to more than one structure on a lot. But these covenants are enforceable only if a private party initiates legal action. We all know of many very nice homes that have detached garages that would fall in to this category, so it's unlikely this will ever become a lawsuit.

The February County Board was video recorded and the discussion on this topic will be extracted and posted as a short video on our web site. Watch for it.

## Renting your home

Don't forget that all municipalities now have a 5.5% room tax on short-term rentals, so if you fall into this category, be sure you file and pay the tax, as the Commission is aggressively prosecuting those who violate it. You can, of course, pass it along to your tenants.

The room tax is remitted partly to the appropriate town, but the lion's share goes to the Door County Tourist Bureau, formerly the Chamber of Commerce, and is used to promote tourism countywide.

In Sevastopol, the town's portion has been earmarked to make loan payments on Sevastopol's new town hall.

For more info on the room tax, contact Sevastopol Supervisor Chuck Tice at 743-4790.

## Septic sizing

Let's say you have a 3-bedroom house, and you want to add another bedroom. You might think septic systems are determined by the number of bathrooms, but nooo...it's by bedrooms. If your septic system was sized for only 3 bedrooms, normally you would have to upgrade it to accommodate another, but there is a little-known provision that allows you to file an "Affidavit of Wastewater Flow" and avoid the extra expense under some conditions. This might be ideal for our neighbors, since many homes are occupied only seasonally, and the extra space is needed only for a short summer.

For more information, contact the Door County Sanitarian's Department, 421 Nebraska St. (the old courthouse), or call 920 746-2308.

For information about County Planning & Zoning, contact the P & Z Dept., also in the old courthouse, or call 920 746-2323.

## Commercial property

While this might seem to not affect Glidden Drive much, some of our neighbors have run businesses in Sturgeon Bay, where it is typical to convert a residential property to a commercial one. There are many gift shops like this on Jefferson Street. If you are tempted to open a gift shop, just remember that the legal requirements for commercial use are quite stringent compared to residential, like mandatory handicapped access and increased floor loading.

You might think that an existing shop is grandfathered, but this may not be the case. The state is forcing local governments to check for fire safety and other items not only upon property sale, but at other times as well. It would be wise to check with all appropriate authorities before investing in something like this so you don't get caught by unexpected expenses and regulations. Local governments are powerless to issue waivers.

*Disclaimer: information in this newsletter should not be relied upon for important decisions, as GDA is not a legal firm and I am not a lawyer. You should contact your attorney or the appropriate government agencies for clarification and the final word on all legal issues.*

**WHITEFISH BAY & GLIDDEN DRIVE ASSOCIATIONS  
PROPANE VENDOR FOR 2011/2012**

We have selected a different propane vendor for the upcoming heating season. Ferrellgas will once again be our supplier. We choose Ferrellgas for a variety of reasons:

- No Delivery fees, No Hazmat Fees
- Payment terms are net 30, Credit card payments accepted
- No individual gallon limits, Contract prices good till April 30th
- Automatic top off of tanks prior to contract expiration
- Good service record

Lastly, because we want to build a lasting business relationship we have tentatively agreed to a 3 year program with them. Under the terms of the contract we will pay \$1.82 per gallon for this coming heating season, our price for subsequent years will be based off the propane futures market next spring plus a fixed percentage for their delivery and profit. This approach eliminates the problems converting our users from one supplier to another, reduces apprehension over whom and when our supplier will be chosen. In addition, we will manage the pricing spreads.

Unfortunately, propane follows the oil/gas market as a byproduct and is strongly tied to those same price fluctuations that we see at the gas pump. Our users have been solicited with a variety of proposals from the local propane suppliers. In some cases, their offers look attractive for spot delivery (immediate) but over the long term we feel Ferrellgas to be the best alternative. They worked very hard to regain our business. As a signing bonus, Ferrellgas is providing all of us a coupon for a #20 BBQ tank fill-up, anywhere at your convenience.

If you have questions please drop us an email or give us a call. Former users of Ferrellgas will be able to re-establish your accounts while new users will either be contacted by Ferrellgas to open your account or you may call them at (920) 435-5334 or (800) 444-0316 to start service if you need propane. We will verify that you are part of our respective associations. **Remember that your membership in the association is what enables you to take advantage of this program. Please ensure your membership is current.** You should also contact Lakes Gas to remove your service from automatic refill status.

A program such as ours is gaining momentum and strength. Collectively, we consume over 250,000 gallons of propane every year. We rely on everyone to stay with the program, you are our success. *Since we are moving toward a long-term contract, should you decide to leave for another supplier, it will be difficult to rejoin.*

Dan Woelfel  
Whitefish Bay Assoc  
743-8686  
danwoelfel@charter.net

Jim Huhta  
Glidden Drive Assoc.  
743-1994  
jwhuhta@yahoo.com



## Around The Drive

By The Old Beachcomber

### Annual Meeting

At our Annual Meeting held at the Sevastopol Town Hall, a new slate of officers and directors was elected (see the last page for the names). Jim Huhta spoke about the propane program -- if you aren't part of this, you might be paying more for fuel than you need to. Also, the more GDA members that use our selected vendor, the more discounts we can negotiate in the future, so it pays to get with the program.

Whitefish Bay Association and Bayshore have joined our propane program to strengthen our numbers and marketing muscle even further.

Our government representative, Biz Virlee, reported on County activities and the planned road paving schedule. The County Highway Department has now paved the portion of Glidden Drive from the Hitching Post to the Beach Resort, but the remainder will have to wait for a year or two.

### Historical Society Formed

Our Sevastopol Historical Society is now holding regular meetings and will have some history presentations this fall. All history buffs, past, present or future, are welcome.

If you are interested in any aspect of this new project, contact Town Clerk Linda Wait at 746-1230 for the next meeting date or go to the Sevastopol website at [www.townofsevastopol.com](http://www.townofsevastopol.com).

### Sevastopol TV

Our Sevastopol TV station continues to provide coverage of local events and other items of interest to our community. There is summer music everywhere, and we record and present quite a bit of it, from Sturgeon Bay to Ellison Bay.

If you have a digital TV and subscribe to Charter, look for us on channel 986 through your Charter converter box. If you don't have a converter box, run a new scan of available channels and you might find us on channel 9-9. If that fails, try channel 97, which even works on old analog sets, but only in Sevastopol proper.

Sevastopol TV is not available on satellite, but you can see excerpts of some videos created for broadcast by subscribing to our YouTube channel: [www.youtube.com/user/shermanbay](http://www.youtube.com/user/shermanbay), and full videos at [www.doorbell.net/video](http://www.doorbell.net/video).

We are always anxious to get feedback from viewers, and we do have them, from Ellison Bay down to Two Rivers. If you have any comments or questions, call Program Director Laddie Chapman at 743-8400.

### Association Board Meetings

At the June 6 Board meeting, Jane Hensge brought forward the idea of a 50th anniversary celebration, and volunteered to spearhead the project. Contact her if you can help.

Our Treasurer, George Wentz, reported a balance in all accounts of \$19,515 and the membership drive was progressing.

We discovered that the Glidden Lodge Beach Resort Condo Owners Association had approved a blanket payment for all their members to our organization. This means that any condo owner automatically becomes a GDA member, and saves us a little bookkeeping.



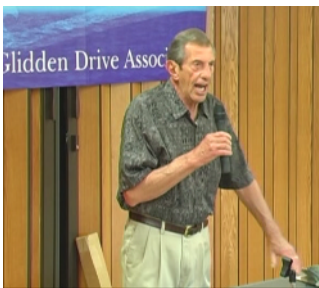
Above: Glidden Drive resident and Door County Coffee owner Vicki Wilson is interviewed for the Egg Harbor Sesquicentennial. Below: the petting zoo at the annual dairy breakfast.



## Annual Meeting



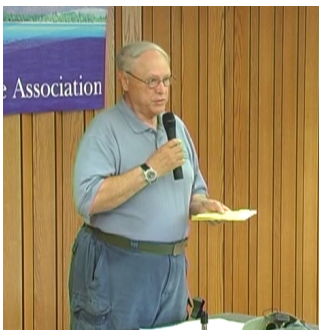
Our annual meeting was held in the Sevastopol Town Hall, and carried live on our TV channel. Below are some of our speakers.



Rich Kinka



George Wentz



Jim Huhta



Biz Virlee



Bill Hensge



Tom Girman

## My Door County

by Maxwell Lemkau

*Ed. note: This was written by Bill and Jane Hensge's 9 year old grandson, and is presented here, by request, exactly as he wrote it. Can you do better?*

Door County is one of the most wonderful places on earth.

It is the peninsula northwest of Green Bay.

Grandma Hensge owns a house there. We go there a lot. I can't call it a summer home because Grandma, Grandpa and us go there year round. Door County is filled with rugged rocks on the shoreline of Lake Michigan. Beaches are on the Green Bay side. Pine forests and fields are in Door County.

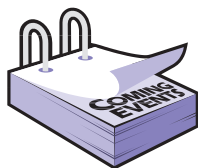
Barns, silos, and herds of dairy cows are common in Door County.

Door County smells like pine. Glidden Drive (the road that Grandma and Grandpa live on) you can see deer, wild turkeys and foxes. We jump around rocks, make forts, pick wild grasses and wild flowers, and hide in the pines. Foster and I make bows and arrows out of sticks. We would roast marshmallows. I love to poke and prod the burning sticks and coals. Once Foster and I relit a fire early in the morning after a fire last night. We go hiking at Cave Point, sand dunes, Apowatami or Mink River. At Apowatami we pack a lunch of kase fon dedo and pop. We always eat it at the top of the fire tower. At Eagle Bluff we climb down the bluffs of limestone with trees coming out. When we reach the shoreline we see a huge tepe. It gets bigger everytime. We love to eat at

Donny's, right down the road or Wilson's in Ephreim. At Donny's we have fish. At Wilson's we have the best ice cream ever. Also you can never pass up Charlie's smoke house, in Gills Rock. We sit on the anchor as we eat the best smoked salmon ever. On the fourth of July there is a great parade and tons of candy is passed out that we collect. When thimble berries are ripe it is so fun. Either we run around the backyard eating them or walk on Glidden Drive picking them. In summer when we were little we picked up small fish and layed them on rocks. We acted like we sold them together. In the morning we go to Valmy with Grandpa to pick up his newspaper. He lets us get a candy. We come home to waffles, homemade jelly, bacon eggs and juice. When we go to Door County we pick beds. The den is a great place to sleep. It is also Grandpa's office. Sometimes we also sleep upstairs by Mommy's and Daddy's bed. You can read a lot by the fire. Grandma and us make jelly. Grandpa and us make ice cream. Door County is one of the most wonderful places on earth. You will never have a bad time at Door County.



## Mark Your Calendar



**Saturday, August 6, 2011:** Glidden Drive yard sale, 8AM to 5PM. Call Joanne Huhta for yellow balloons.

**Saturday, August 20, 2011:** Summer Picnic at the Sevastopol Town Park pavilion, Institute, 2PM

**Monday, October 3, 2011:** GDA Board Meeting, Sevastopol Town Hall, 9AM

**Sunday, July 22, 2012:** 50th Anniversary Celebration, Donny's Glidden Lodge, Noon

*Barbara Mallien sends frequent emails about and pictures of Drive activities. If you wish to receive these, contact her at [bmallien@gmail.com](mailto:bmallien@gmail.com)*

## A "Thank You" from George Wentz

Thanks to everyone who eliminated and/or dimmed unnecessary residential lighting on Glidden Drive in response to my last newsletter article about the night sky and the protection of darkness as a valuable natural resource.

## In Memoriam

**Donna Roper**

### Glidden Drive Association, Inc.

#### Directors 2011—2012

##### Officers

Bill Hensge ..... President  
Gary Henger ..... Vice President  
Sue Wehrli ..... Secretary  
George Wentz ..... Treasurer

##### Board ..... Term expiration

Darrell von Berg ..... 2014  
Laddie Chapman ..... 2014  
Susan Peterson ..... 2012  
Jack Reiners ..... 2013  
Fred Shumway ..... 2013  
Kaare Wold ..... 2012



#### Glidden Drive Association Newsletter August 2011

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Proofreading and additional valuable assistance: George Wentz, Fred Shumway

The Glidden Drive Association Web Site is at [www.doorbell.net/gda](http://www.doorbell.net/gda), where you will find newsletters (in color!) the latest news, and other items of interest to members.

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