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QUARRY BLUFF/DREUTZER
CUP
LETTERS IN FAVOR
QUARRY BLUFF/DREUTZER

CUP

LETTERS IN OPPOSITION RECEIVED
AFTER CONDITIONAL USE APPLICATION
FILED
Quarry Bluff, LLC is requesting a Conditional Use Permit for the establishment of "multiple occupancy development" and "campground" land uses on the following tax parcels: 022-01-12282512; 022-01-12282512A; 022-01-12282512B; 022-01-13282511; 022-02-18282622G; & 022-01-13282511P (adjacent to east of George K. Pinney County Park on Bay Shore Dr.). The applicants are proposing to establish 117 total units on a single lot, of which 115 of the units would consist of both an occupancy unit (single family dwelling) and a camp site (parking spot for a recreational vehicle) with the remaining two units consisting of only a camp site. The overall development would also consist of a club house, private storage buildings, recreation courts, parking areas/ driveway(s), and three stormwater ponds. The tax parcels indicated above would be reconfigured and combined so that the overall proposed development would be located on one contiguous lot.

The (circle one) Town Board / Planning Committee of the Town of Sevastopol held a legally noticed and posted meeting on January 20, 2020, at which, by a vote of 5 (Yea) to 0 (Nay), the town recommended (check one) ___ SUPPORT ___ DENIAL for a conditional use permit.

Reason(s) for the town's decision:
The Board of Supervisors' for the Town of Sevastopol believes that the development does not match up with the comprehensive plan. There is a question regarding the impact on well water and that water run-off. The Board also questioned the financial assurance and the viability of the development. This development is also not similar to the other uses in the nearby area. Some members of the Board believe the developer needs to quantify the traffic study.

Is the proposal consistent with the Town Comprehensive Plan?
No.

Concerns or objections the town may wish to see potentially addressed through conditions:
The Board of Supervisors would like the following concerns addressed:
- Ground water monitoring for adjacent property owners
- Additional traffic studies
- Financial assurance-what are the restoration plans if the project doesn't get completed
- Operational rules and bylaws set forth by the association
- Request for canopy trees as to not block the view for other residents -residing above project
- Regulations of short-term rentals of 6 days or fewer
- Insurance coverage for the contractors incase of damages to the surrounding properties

Town Clerk Signature: ____________________________ Date: 1/24/2020

*See reverse for conditional use permit criteria.
Dear Mariah:

As a permanent resident of Door County for the past 24 years, currently living at the above referenced address overlooking Green Bay, I would like to address my concerns about the planned development project upon which your committee will soon be deciding.

I have read the CUP as submitted to you, attended the Sevastopol Resource Planning committee meeting on January 14th and attended the Sevastopol Town Board meeting on January 20th.

Specifically, I would like to address item 15: Whether, and in What Amount and Form, Financial Assurance is Necessary to Meet the Objectives of this Ordinance.

Although many speakers addressed their concerns regarding the other 16 CUP agenda items, virtually no comments were submitted by the respective committees and attendees at the meeting regarding requirement 15.

I interpret the developers’ response to be totally inadequate: In their words, “Most of the money needed to meet the objectives of the ordinance has already been spent or will be spent early on. Because of all of the above, financial assurances, i.e., bonding, letters of credit, etc., would be moot in this particular situation. The worst-case scenario is that the Door County would end up with a beautifully reclaimed surface mine”. The complexity and duration of this construction project has not been established by the submission of the conditional use permit and there is nothing that is “moot in this particular situation”.

I fully accept that there are no guarantees in life but considering the magnitude, complexity and cost involved to develop an abandoned surface mine that the developers have “ball parked” at $40 million, I would expect more assurances that this project will be successfully completed. It needs to be a success for all of Door County, surrounding neighbors, the seller of the property and the developers.
I see little or no financial assurance that this significant development will be successful. I highly recommend your committee request and receive the following: marketing, sales, financial reports, financing arrangements and contingency plans to provide meaningful assurances that the project will be completed on time and within budget.

**BUSINESS PLAN REQUIREMENTS – TIME-PHASED**

- **MARKETING AND SALES PLAN**
  - Market Research
  - Sales Plan Year 1 – Monthly
  - Sales Plan – Annual Years 2 – 5

- **FINANCIAL STATEMENTS – TWELVE MONTH (12) FORECAST**
  - Income Statement
  - Balance Sheet
  - Cash Flow

- **FINANCIAL STATEMENTS – ANNUAL FIVE (5) YEAR PLAN**
  - Income Statement
  - Balance Sheet
  - Cash Flow Statement

- **BUILDING CONSTRUCTION PLAN**
  - Project Estimated Cost
  - Time-Phased Cost Incurred per CUP Requirement

- **FINANCING REQUIREMENTS**
  - Equity Financing – By Source
  - Debt Financing – By Source

- **CAPITAL EXPENDITURES – TIME-PHASED**

- **CONTINGENCY PLAN BY CUP REQUIREMENT**

It is only after the above financial assurances are received, reviewed and approved, along with compliance with the remaining important 16 CUP objectives, that this project should be considered for approval.
Thank you, Mariah, for considering my concerns and suggestions.

Sincerely,

Larry L. Skaff

Larry L. Skaff
Item #15

Whether, and in What Amount and Form, Financial Assurance is Necessary to Meet the Objectives of this Ordinance

Like all ordinances, the conditional-use code was put in place to help protect the safety and well-being of the public. As they pertain to our project and others, the rules seek to ensure that items such as safety and quality of drinking water is protected, storm runoff will be controlled, waste water is handled properly, trash and recycling is managed, and codes are followed.

Additionally, depending on the nature of the development, sometimes municipalities will require financial assurances in cases where there may be a large central building that gets built with anticipated presales being crucial to the buildings and grounds being completed properly. If sufficient sales do not materialize, partially completed structures and grounds with no maintenance can be a blight on the neighborhood. This development is an entirely different situation because all of the heavy work/construction/infrastructure must be in place before the first parcel can be sold. Therefore, the completion of our major work is not dependent on sales.

Early in the beginning of the development, the wells and water system, the wastewater collection/holding system, and the stormwater runoff and containment site work will all be in place. The lion's share of the engineering for these items has already been completed so we could pursue permitting. Most of the money needed to meet the objectives of the ordinance has already been spent or will be spent early on. Because of all of the above, financial assurances i.e. bonding, letters of credit, etc. would be moot in this particular situation. The worst case scenario is that Door County would end up with a beautifully reclaimed surface mine.
My name is C. Thomas Hendrix and my primary residence is 5605 Fern Wood Lane which is a short road off Bay Shore Drive in Egg Harbor, 54209. I live in a single family home. I request that the application for the conditional use permit for the quarry on Bay Shore Drive be denied. There are multiple reasons that the application for conditional use should be denied. First, the request to allow development of the quarry for placement of 117 class A recreational vehicles is not consistent or similar with the surrounding area along Bay Shore Drive. The surrounding area is residential composed primarily of single family homes on larger lots which are mostly forested and quiet and scenic. The placement of 117 RVs the size of city buses on the quarry is excessive and the density of RVs is far greater than the residential development in the area along Bay Shore. The placement of the RVs on the quarry, a shelf of stone elevated above Bay Shore Drive, Pinney Park, and the shoreline of Green Bay will be an eyesore and will destroy the natural scenic beauty of the landscape. When my wife and I and other residents of the area purchased their properties along Bay Shore, it was done so with the belief and desire to reside in an area with the natural scenic beauty that exists with abundant wild life, clean air and dark sky. Everything about the idea of locating 117 large RVs on top of the quarry is contrary to that and contrary to the fundamental attraction of Door County, it’s scenic beauty, quiet and comfort. If indeed a site is necessary for this many RVs in one location, certainly there is land available along Highway 42 or 57 more appropriate from an environmental and aesthetic view, similar to the RV parks in Carlesville and in Egg Harbor off of Highway 42.

Another obvious reason to deny the application for conditional use is the environmental impact of such density of large vehicles placed on a sheet of rock 80 feet above Pinney Park and the shoreline. I am sure there are professionals who can speak to this issue better than I but from a common-sense standpoint it seems to be a real problem causing pollution of ground water due to the run-off of water, and causing air and light pollution. When it rains there is a natural water fall which comes off the quarry wall facing Bay Shore which is beautiful. With 117 RVs on top of the quarry, where will the rain water go. Placement of 12 inches of soil on top of the entire quarry with the construction noise, traffic and dirt involved will be a nuisance and destroy the enjoyment and comfort of those residents living in the area. In addition, I understand that there will be a 40,000 gallon tank used for waste disposal located adjacent to Bay Shore Drive which will need to be sucked twice daily during busy season. Being located down-wind from that will not be pleasant.

Lastly, access to the RV village is planned from Bay Shore Drive. Bay Shore is used by myself and my wife and many others for walking and jogging and bike riding. Bay Shore roadway is small. The class A RVs as large as city buses will take up most of the lane on which they travel. This will create a safety hazard for those using Bay Shore for silent sports. The Fall 50 and Triathlon also use Bay Shore for the race route which would be impacted by RV traffic.

Moreover, it cannot be seriously disputed the effect of a quarry RV park will be to reduce property values along Bay Shore and to hurt the environment. Who would choose to live, purchase or build a house next to an RV park if they had a choice in Door County. Thank you for your consideration.

C. Thomas Hendrix
5605 Fern Wood Ln.
Egg Harbor, WI 54209

RECEIVED
JAN 29 2020
DOOR COUNTY LAND USE SERVICES DEPARTMENT
Your message has been received. It will be distributed to the members of the RPC for their consideration at the public hearing.

Thank you!

Mariah Goode, Director  
Door County Land Use Services Department  
Door County Government Center  
421 Nebraska Street  
Sturgeon Bay, WI 54235  
Direct line: (920) 746-2224  
Main office line: (920) 746-2323  
FAX: (920) 746-2387  
E-mail: mgoode@co.door.wi.us  
Website: http://map.co.door.wi.us/planning

From: Bryan Troutman <bryantoutman65@gmail.com>  
Sent: Wednesday, December 11, 2019 12:47 PM  
To: GOODE, MARIAH <mgoode@co.door.wi.us>  
Subject: Quarry RV Development

Mariah, on behalf of myself and the people of Door County you have your work ahead of you on the Quarry RV Development. I won’t touch on whether this development meets the 17 points of criteria for a development. It doesn’t appear to. But the most important should be point # 18, financial strength and wherewithal to carry on a $40 million project and over a ten year period. My background is finance and $40 million transactions were our mainstay. No where in the CUP is there a description of the LLC ownership and their source of capital. Tom Goeltz and Mike Parents held a town hall meeting in September at the DC Community Foundation. Goeltz specifically said, he and Parents have no money. The financial strength and expertise will come from Hearthside in Petosky, Michigan. There is little or no financial information on them or their LLC ownership. They should be identified and audited financial statements made available as part of the CUP procedure. Thanks for understanding and sharing this with your associates. I will have more to add at a later date, I simply wanted to share my initial thoughts on the financing side.

In addition please be advised that I do not support this development and believe alternative uses are in the works which would benefit Sturgeon Bay, the County and the people of Door County. Happy Holidays.

Bryan Troutman  
5767 Bay Shore Drive  
Sturgeon Bay, WI 54235

Sent from Mail for Windows 10
GOODE, MARIAH

From: Bryan Troutman <bryantroutman65@gmail.com>
Sent: Wednesday, January 22, 2020 8:06 AM
To: GOODE, MARIAH
Subject: Quarry RV Development Financial Wherewithall

Any stated $40 million development to be developed over a stated 8 to 10 year period requires stamina, strength and financial stability. I believe it is imperative as part of the review process for the aforementioned development for the Resources Planning Commission to request the developer provide:
1. A copy of their financial statement
2. A disclosure of the LLC and its shareholders
3. A copy of the purchase and sale agreement with the Dreutzer Trust

As you are possibly aware, the developer in September at their own Town Hall meeting stated publicly that they don’t personally have the money for this development and that they are relying on the owners of Hearthstone in Petosky Michigan to provide the management, expertise and finances to carry out this development.

As part of your due diligence please request this material in advance so you can formulate appropriate questions at the hearing.
Bryan Troutman
5767 Bay Shore Drive
Sturgeon Bay, Wisconsin
I thought it important to share my thoughts with you as I have with the planning commission of Sevastopol. I trust that the county Parks Department are familiar with this project since it will have a negative impact on one of their most popular parks, Pinney Park. It will also remove any potential for expansion which I understand may be under consideration. Bryan Troutman
TO: Mariah Goode Door County Resource Planning Department

FROM: Bryan Troutman
5767 Bay Shore Drive
Sturgeon Bay, Wisconsin

SUBJECT: Proposed RV Quarry Park

DATE: January 5, 2020

I am writing to the committee because I am in total opposition of the aforementioned development. Rather than write a long dissertation I thought it best to present my opposition as bullet points. I am well aware that if a proposed development meets 17 certain criteria it is acceptable. Notwithstanding, those 17 points are subjective. Logic and the will of the people must be applied.

1. Blasting of the Niagara Escarpment is in itself a travesty but it will have an impact on the nearby homes. I don’t care what a generic blasting report says, blasting an 18 foot deep lake on top of an escarpment WILL impact homes 470 feet away and will likely compromise the karst structure of the stone.

2. 2 holding tanks, what capacity? 2 semi trucks affecting air quality all the way to Sturgeon Bay. Does our sanitary system have such capacity? Likely no which is why so many mound systems have been constructed.

3. Public safety along Bay Shore Drive to walkers, bikers and those using the populated Pinney Park. There are also 5 races along Bay Shore Drive let alone the bike clubs which visit,

4. Surface water run-off. During a rain storm water falls develop running off into the bay. They will be carrying contaminatees, fertilizers, pesticides, etc.

5. The developer has stated that this is a 10 year development. 10 years of noise, blasting, dust and vehicular traffic. Surely this does not meet one of 17 points.

6. Property values will be effected negatively, further development along the rim will come to an end effecting personal lives and diminishing the tax base.

7. This development will have a negative impact on one of the most popular county parks in Door County, Pinney Park. If only George were alive today.
8. Sevastopol just passed a revised comprehensive plan. This development is not consistent with that plan as to the Niagara Escarpment and the historical values of the old Leatham Smith Quarry.

9. $40 million has been bated around as to the development investment. If this is accurate, that is the cost of development not the basis for tax. Any increase in tax base will dribble in over 10 years if the development is successful, not likely and will be diminished by lower property values in the immediate area.

10. It does not appear as though the required permitting from the DNR are in place and acceptable.

11. The RV motor coach market, which this development is attempting to appeal to is in a decline and has declined 15% over the last 4 years and is projected to decline up to 25%. This will extend the development of this park beyond the 10 years proposed. The developer does not have the staying power and lots will be auctioned off at sheriff sales and the park quality and valuers diminished. Mark my words!!!

12. I have stressed this previously. The developer has stated publically, they have NO money. “If you don’t have any skin in the game” are you really in the game? This board owes it to the town, the county and the people to obtain financial statements on the LLC’s who are purported to be investing and supporting this development. THIS IS CRUCIAL. You need to know if they have staying power.

13. There are other ideas and support for this property which will have a much more favorable impact on the environments, the city of Sturgeon Bay and the people which won’t mature if this development is approved.

14. Lastly, this development is NOT in keeping with the nature and character of Door County.

Do the right thing, do not support this development.
From: Steve Konetzke <skonetzk@jmiservices.com>
Sent: Tuesday, December 17, 2019 1:56 PM
To: Englebert, David; Neinas, John; Englebert, Roy; Koch, Jon; Robillard, Nancy; Kohout, Susan; Bacon, Helen; Austad, Daniel; Vlies Wotachek, Laura; Fisher, Kenneth; Lundahl, Megan; Norton, Nissa; Heim Peter, Alexis - District 13; Wait, Linda; Virlee, Richard 'Biz'; Halstead, Randy; Enigl, David; Chomeau, Vinni; Bultman, Bob; Lienau, David; Gunnaugsson, Joel
Subject: Leatham & Smith Quarry Development

I would like to take a moment of your time and express my opposition to this development. Just looking at the developer’s own picture of the site it is apparent the density is too large. This size development is better suited off a state highway and not Bay Shore Drive. This bring up a number of items that include increased traffic on Bay Shore Drive, water run off with the environmental issues, not to mention sewer containment that close to the shore line. The roads surrounding this development are not designed for the large truck traffic because of the site dumping station for that many RV’s. The increased congestion in the area for boaters & fishermen using George Pinney county park, as well as pedestrian walkers and bikers on the road would be hazardous. With a home just north of the proposed development I am strongly opposed to the development.

Steve Konetzke, CPCU
JM Insurance Services LLC.

Please Note: Coverage cannot be bound from emails, faxes or recorded messages unless confirmed by a licensed agent.
Do you have this one yet? I have not printed it.

Sue Vanden Langenberg  
Zoning Administrator  
Door County Land Use Services Department: Zoning  
Door County Government Center  
421 Nebraska Street  
Sturgeon Bay WI 54235  
Direct Line: (920) 746-2221  
Main office line: (920) 746-2323  
Fax: (920) 746-2387  
E-mail: svanden@co.door.wi.us  
Website: http://map.co.door.wi.us/planning/

From: Stutz, Robert B:(BSC) <robert.stutz@exeloncorp.com>  
Sent: Monday, January 13, 2020 4:08 PM  
To: VandenLangenberg, Sue <svandenlangenberg@co.door.wi.us>  
Subject: FW: Letter re: Quarry Village Conditional Use Application

Forwarding to your attention per pending job transfer message from Mr. Kussow.

From: Stutz, Robert B:(BSC)  
Sent: Monday, January 13, 2020 4:03 PM  
To: JKussow@co.door.wi.us; LRIemer@co.door.wi.us; Office@townofsevastopol.com  
Cc: stacy.stutz@comcast.net  
Subject: Letter re: Quarry Village Conditional Use Application

Please find attached our personal letter in opposition to the application submitted on behalf of the above proposed development. Thank you,

Rob Stutz & Stacy Harmann Stutz

Robert B. Stutz | Vice President & Deputy General Counsel  
Exelon Corporation | 10 South Dearborn St., 49th Floor, Chicago, IL 60603 | p 312.394.3605

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January 13, 2020

Re:  Objection to Quarry Bluff, LLC Application for Conditional Use Permit

Ladies and Gentlemen:

The Application for Conditional Use Permit for this proposed development appears to be based on a false premise that grossly understates its potential occupancy, thereby also understating its required infrastructure needs and adverse community impacts.

One of us grew up in Sturgeon Bay and we currently own three properties on County Highway B (Bay Shore Drive) at which we intend to retire. We agree with others who have expressed concerns about the aesthetic, environmental, infrastructure and safety implications of the proposed development. We want to be sure that, as local officials assess the magnitude of these implications, they are considering accurate information regarding the development’s permitted occupancy.

The Application Materially Understates the Potential Occupancy of the Development

The application seeks a permit for the proposed development under the “campground usage” category. It acknowledges that the “only reason” such a permit is sought is that “it is the only usage category that allows owners to occupy their motor coach for more than 30 days in a given year.” In other words, purchasers of lots may simultaneously occupy both the single-family dwellings on their lots and their motorhomes, which apparently is a common practice in such developments.¹ Based on the application, it must be assumed that owners would occupy their motorhomes at the development.

¹ See the WSJ article included in this application entitled “Touring America in an RV That’s Basically a Five-Star Hotel” (explaining how motorhome owners purchase a lot at a development so that guests can stay in the lot’s dwelling while the owners also remain on site in their motorhome).
The application’s supporting impact analyses, on the other hand, appear to assume that only the permanent dwellings would be occupied. The application thereby materially understates the development’s potential occupancy at any given point in time.

The application never addresses this concern directly, but talks around it at length. For example, the application assures officials that “traditional” camping is neither allowed nor accommodated, omitting the “non-traditional” camping that will be ongoing in motorhomes. These 45-foot residences are not simply parked and emptied, as occurs when travelers arrive at a bed & breakfast or resort, but instead are themselves used as dwellings upon arrival. The application also asserts the permanent homes to be built are within the dwelling and bedroom limits imposed for campground usage. But it again ignores for this purpose the “largest motorhomes built” themselves, which can typically sleep 6-8 adults (thereby potentially doubling the 6-8-person occupancy limit for the permanent dwellings imposed by the development’s proposed bylaws). Failing to take the motorhomes into account in assessing the application seems contrary to the purpose of these limits.

The Application Materially Understates Infrastructure Needs and Adverse Community Impacts

Equally important, the application’s supporting technical assessments also appear to assume that only the dwellings will be occupied when assessing the need for infrastructure support such as water supply (wells), sanitation, solid waste disposal and traffic flow.

In general, the application remains somewhat vague. The stated sanitation requirements, for example, state that they assume 117 lots of 2-1/2 bedrooms (i.e., 6-8 persons) each, and 3 development employees, but do not mention the motorhomes in the calculations. As a result, the sanitation plan appears to account for only half of the potential occupancy of the development. Also unmentioned is whether the motorhomes may dispose of their sanitation tanks on site – another source of sewage. But even if they cannot, it can safely be assumed some motorhome occupants will use the plumbing in the permanent dwellings. The actual amount of sewage generated by a realistic calculation of the development occupancy could require additional tank size, blasting, pump-truck trips (and weight) or other adverse environmental impacts.

Similar problems appear to exist with the application’s other infrastructure assumptions. In addition, the application acknowledges it will contribute to traffic flow problems, but asks to be excused on the basis that they will only be further exacerbating existing problems. This is hardly a basis for granting an exception.

In sum, the application for the proposed development appears to be defective, substantially understating both the potential occupancy of the development, its actual infrastructure needs and the adverse community impact that will result. For all these reasons, we oppose the application.

Very truly yours,

[Signature]

Robert B. Stutz, Esq.
Stacy Harmann Stutz
From: Colleen Konetzke <colleenmkonetzk@gmail.com>
Sent: Monday, January 13, 2020 12:04 AM
To: Englebert, David; Neinas, John; Englebert, Roy; Koch, Jon; Robillard, Nancy; Kohout, Susan; Bacon, Helen; Austad, Daniel; Vlies Wotachek, Laura; Fisher, Kenneth; Lundahl, Megan; Norton, Nissa; Heim Peter, Alexis - District 13; Wait, Linda; Virlee, Richard 'Biz'; Halstead, Randy; Enigl, David; Chomeau, Vinni; Bultman, Bob; Lienau, David; Gunnlaugsson, Joel; Riemer, Linda
Subject: Leatham & Smith Quarry Development

To whom it may concern:

I am reaching out to express my concerns about the proposed Leatham & Smith Quarry Development on Bay Shore Drive. Our home is just north of the boat launch on Bay Shore Drive. I unfortunately cannot make it to the Sevastapol town hall on Tuesday the 14th and wanted to ensure my concerns were heard. I understand your inboxes may be flooded and appreciate you taking the time to read this. I implore you to take action to halt this development for a simple reason: this is not Door County and what it stands for.

I struggle to imagine Bay Shore Drive with a hugely massive RV park. It just doesn't fit. How can your citizens "Live Life Well" when they feel unsafe enjoying walking and biking bayshore drive? When the quarry public boat launch is so crowded it becomes unusable and unsafe? When the county has to fundamentally change, move, or cancel some of the events that make it such a special place, such as the Door County Triathlon and the Fall 50? Beyond overcrowding, beyond safety concerns for bikers and walkers, and beyond environmental concerns, this development threatens what makes Door County a special place both for families and all ages. I pride myself on telling interested visitors "there are essentially no large chain businesses north of Sturgeon Bay. All Mom and Pop." I love telling them that because as popular as Door County is to visit, it's not a sellout. It hasn't given in to commercial development pressures. That's what makes Door County unique.

I understand that growth and development are good for the county, and I do want to share this place that is so near and dear to me with others, but this proposed RV park has gone too far and threatens to ruin what makes Door County special. I trust that you will do your jobs and act in the best interest of Door County and all its people. Don't sell out.

Thank you again for your time.

Regards,

Colleen Konetzke, MFM
Bain & Company
(210)643-0966
December 9, 2019

VIA FEDERAL EXPRESS AND EMAIL

Ms. Mariah Goode, Director
Mr. Jeff Kussow, Zoning Administrator
Door County Land Use Services Dept.
421 Nebraska St.
Sturgeon Bay, Wisconsin 54235
Email: mgoode@co.door.wi.us
Email: jkussow@co.door.wi.us

RE: Application for Conditional Use Permit to Develop Old Quarry Site

Dear Ms. Goode and Mr. Kussow:

We represent the Bay Shore Property Owners Association and landowners, including Jeffrey and Brenda Lange, whose property is adjacent to the old quarry site (collectively the “BSPOA”). The purpose of this letter is to respectfully request that you reject or dismiss the application for a conditional use permit (“Application”) filed on or about December 2, 2019 to construct a Multiple Occupancy Development (“MOD”) and Campground on the old quarry site because the materials submitted show that the project would violate the Door County Comprehensive Zoning Ordinance (“Zoning Ordinance”) and the Land Division Ordinance.

In the CUP Application and in public statements, the developers describe the proposed MOD and Campground as a “subdivision” with detached “single-family” homes/residences.\(^1\) Regardless of how the project is characterized by the developers, the Application for a MOD and Campground is a bold-faced attempt to undermine the rule of law because it seeks a conditional use that is illegal under the plain meaning of the Zoning Ordinance and Land Division Ordinance.

For the reasons set forth below, we respectfully request that the Door County Land Use Services Department (“Department”) return the Application to the developers and not forward it to the Town of Sevastopol or the Door County Resource Planning Committee (“RPC”) for further consideration. We further respectfully request a written response to this letter as soon as possible.

The BSPOA is not aware of another developer who has ever applied for a conditional use permit in Door County for a combined MOD and Campground on the same property. The Application, therefore, presents a matter of first impression for the Department and Zoning Administrator, and great care should be exercised when evaluating the Application’s compliance with the applicable Door County Ordinances.

---

BACKGROUND

The Application seeks a conditional use permit for construction of a MOD and Campground on a single, 49.53-acre lot at the old quarry property (the “Site”). The Site is located in a “Recreational Commercial” or “RC” zoning district, which requires a conditional use permit for the construction of a MOD and Campground.

The Application proposes 115 total MOD dwelling units and 117 concrete slabs for parking large recreational vehicles (“RVs”). The Application’s Site Plan map states that a “typical unit” will include the following features:

- Total unit area of 9,000 square feet (60’ wide by 150’ long);
- A building containing a single-family home;
- Three grass parking spaces; and
- A concrete pad with space for at least an 8.5’ by 45’ RV.

As demonstrated below, these specifications for a typical unit violate the plain meaning of the Zoning Ordinance and Land Division Ordinance and should not be allowed to proceed.

ANALYSIS

I. The Application’s Proposal To Create A MOD With 115 Single Family Homes Violates The Door County Comprehensive Zoning Ordinance.

A. The Project Must Adhere To All Zoning Ordinance Provisions, Which Are Interpreted According To Their Ordinary Meaning.

The project is required to strictly comply with the provisions of the Zoning Ordinance. There are no applicable exceptions to this rule:

No land or water shall hereafter be used and no structure or part thereof shall hereafter be used, located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without full compliance with the provisions of this Ordinance.

***

It shall be unlawful to locate, erect, construct, reconstruct, alter, enlarge, extend, convert, or relocate any building, structure, or sign or use any building, structure, land, or sign in violation of the provisions of this Ordinance, or amendments or supplements thereto, lawfully adopted by the County Board of Supervisors.

(Zoning Ordinance Sections 1.05(1) and 12.01(1) (emphasis added)).
Under the Zoning Ordinance, the word “shall” is *mandatory* and prevents the developers from deviating in any manner from the requirements of the Zoning Ordinance. (*See* Zoning Ordinance Section 13.01(4) (“In the interpretation of this Ordinance . . . the word ‘shall’ is mandatory.”)).

Additionally, Zoning Ordinance Section 13.02 states that “[w]ords used in this Ordinance, but not defined herein, shall carry the meanings as defined in Webster’s Unabridged Third International Dictionary, or a dictionary based on it. This is consistent with the holding of *Weber v. Town of Saukville*, 209 Wis. 2d 214, 224, 562 N.W.2d 412 (1997) (“Wisconsin law has long recognized that when a court construes an ordinance . . . words must be given their common meaning.”). If the plain meaning of an ordinance is clear, there is no need to turn to rules of construction or extrinsic aids. *See Bruno v. Milwaukee County*, 2003 WI 28, ¶ 7, 260 Wis. 2d 633, 660 N.W.2d 656 (2003) (“If the plain meaning of the ordinance is clear, a court need not look to rules of statutory construction or other extrinsic aids”).

**B. To Qualify As A MOD, The Zoning Ordinance Requires More Than One Occupancy Unit Per Building.**

A MOD is defined as a development on a single lot with a building containing three or more occupancy units, or multiple buildings, each of which contain two or more occupancy units (e.g., a duplex):

*Multiple Occupancy Development: A development on a single lot wherein a building is provided with 3 or more occupancy units, or wherein 2 or more detached buildings are provided with 2 or more occupancy units, regardless of the characteristics of the user(s) of the occupancy units and regardless of the ownership of the building(s) or of the occupancy units. A single family residence with a secondary dwelling unit and/or living quarters in accessory structures shall not be considered to be a multiple occupancy development.*

(Zoning Ordinance Section 13.02, definition of “Multiple Occupancy Development” (emphasis added)).

The terms “building”, “occupancy unit”, and “living quarters” are also relevant to understanding the requirements of a MOD, and are defined in the Zoning Ordinance as follows:

**Building:** An enclosed structure built, maintained, or intended to be used for the protection, shelter, or enclosure of persons, animals, or property.

**Occupancy Unit:** A room, or interconnected rooms, consisting of living quarters physically separated from any other unit in the same building. The unit may include facilities for cooking, eating, and other facilities convenient to human living.
Living Quarters: A building or a portion of a building which provides, as a minimum, an area equipped or furnished for sleeping purposes, or those finished portions of a building in which normal residential activities occur (Zoning Ordinance Section 13.02 (definitions) (emphasis original)).

Although not defined in the Zoning Ordinance, Webster's Unabridged Third International Dictionary defines the word “detached” as meaning “standing by itself” and “not sharing any wall with another building.”

C. The Project Does Not Meet The Requirements Or Definition Of A MOD.

As discussed above, there are only two types of development that qualify under the definition of a MOD. Both types require more than one occupancy unit per detached building. In this case, the Application fails to meet the requirements for a MOD because each single-family home at the Site will contain only one occupancy unit.

The first MOD type is a development with “a building . . . with 3 or more occupancy units.” (Zoning Ordinance Section 13.02). In this case, the Application proposes a MOD with 115 stand-alone buildings, each of which the developers characterize as a single-family home. According to the Application, there is one single-family home—i.e., one detached building—per 9,000 square foot unit. Therefore, by its plain terms, the development cannot qualify as the first kind of MOD described in the Zoning Ordinance because each building will only contain one occupancy unit.

Second, a MOD may consist of “a building . . . wherein 2 or more detached buildings are provided with 2 or more occupancy units . . . .” (Ordinance Section 13.02).² Again, the proposed development violates the ordinary meaning of the second kind of MOD because each detached building as proposed in the Application will include a single occupancy unit (i.e. one single-family home). Therefore, while there will be 115 detached residential buildings, each of those buildings will only contain a single occupancy unit, which is in direct contravention of the Zoning Ordinance.

Therefore, the project proposed in the Application cannot meet the requirements of the Zoning Ordinance. Under these circumstances, the Department must refuse to forward the application to the Sevastopol Town Board for a recommendation and to the RPC. This is because it “shall be unlawful to . . . construct . . . any building . . . in violation of the . . . [Zoning] Ordinance.” (Zoning Ordinance Section 12.01(1)).

² A recreational vehicle cannot qualify as an “occupancy unit” under the definitions set forth in Zoning Ordinance Section 13.02.
D. The Application For A MOD Is A Concession That 115 Single-Family Residences At The Site Is Illegal.

The developers characterize their project as a subdivision of single-family residences. To construct the subdivision, the Application seeks approval of a MOD-style development. In selecting a MOD, the developers concede that constructing 115 single-family residences at the Site violates the express terms of the Zoning Ordinance. Their concession is appropriate for several reasons.

First, the Zoning Ordinance contains a mandatory requirement that except for a MOD, only one single family residence is allowed per lot:

Except for multiple occupancy developments, only one single family residence, one duplex, or one manufactured home shall be permitted on a lot or a site condominium unit, as defined by the county land division ordinance.

(Zoning Ordinance Section 3.04(4) (emphasis added)). There is no discretion for the Zoning Administrator or Department to deviate from the above requirement.

In this case, the "lot" comprises the entire 49.53-acre Site. Therefore, if the developers created a subdivision without using a MOD, such a development would directly violate Section 3.04(4) because it would create 115 single family homes on one large lot.

Second, the Zoning Ordinance allows for substantially fewer single-family homes than are proposed in the Application materials. This is because the density requirements for the RC zoning district require new lots to be at least 20,000 square feet:

Recreational Commercial (RC). This district is intended for Door County's resort areas, particularly areas where high concentrations of recreational uses are located or are appropriate. These areas are not intended to develop into business districts and, thus, many retail, office, and service uses are restricted or prohibited in favor of recreational uses such as golf courses, ski resorts, multiple occupancy developments, marinas, and restaurants. Lot sizes of at least 20,000 square feet are required for new lots.

(Zoning Ordinance Section 2.03(18) (emphasis added)).

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3 The definitions of a "single family residence" and single family dwelling unit are found in Ordinance Section 13.02 and state as follows:

"Residence, Single Family: The use of premises for the act or fact of dwelling in a single family dwelling unit."

"Dwelling Unit, Single Family: A free-standing building which provides or is intended to provide living quarters exclusively by persons maintaining a common household, to the exclusion of all others, except dwelling units that meet the definition of a manufactured home."

4 Single family residences are a permitted use in RC zoning districts.
Therefore, each of the 115 single family homes proposed in the Application requires its own 20,000 square foot lot. As set forth in the Application materials, the project violates this density requirement.

II. The Proposed Campground Violates The Zoning Ordinance.

In addition to a MOD, the developers seek an application for a CUP to operate a Campground. However, the proposal directly violates numerous sections of the Zoning Ordinance.

First, the Zoning Ordinance permits only two dwelling units on a campground:

4.07 Outdoor recreational uses requirements.
(2) Campgrounds and trailer camps.
(k) One dwelling unit to be occupied by the owner and not more than one additional dwelling unit to be occupied by the manager shall be allowed in a campground.

(Zoning Ordinance Section 4.07(2)(k) (emphasis added)). The Zoning Ordinance defines a “dwelling unit” as follows:

Dwelling Unit: A structure, or that part of a structure, which is used, or intended to be used as living quarters. A dwelling unit shall be served by water and a sanitary system, and have finished rooms consisting of, at a minimum, a kitchen, bathroom, and sleeping area.

(Id. at Section 13.02).

In this case, the project contains 115 individual dwelling units. Thus, the campground proposal is not permitted under the plain language of the Zoning Ordinance. The requirement that a Campground contain no more than two “dwelling units” also highlights the incompatibility of attempting to overlay a Campground on a MOD.

If the developers want to construct a MOD and Campground, then their remedy is to petition the County Board for a change to the Zoning Ordinance. Under existing law, however, the proposed Campground is illegal and may not be constructed.

Second, the Zoning Ordinance contemplates a “campground” as a single parcel or tract of land owned by “a person” that provides for varying numbers of camping units:

Campground: Any parcel or tract of land owned by a person, the state or a local government unit which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or
by one to 3 camping units if the parcel or tract of land is represented as a campground.

(Zoning Ordinance Section 13.02 (emphasis added)).

The project violates the above provision because the site is being developed as a condominium and will be owned by potentially 115 different individuals/entities. Thus, on its face, the proposal cannot qualify as a Campground because the lot (i.e., the single tract of land) on which the development is proposed will not be owned by one person.

The developers may argue that each of the 115 units constitutes its own tract of land. This argument fails because the Zoning Ordinance requires that each Campground be at least five (5) acres:

The minimum size of a recreational vehicle park, trailer park or campground shall be 5 acres, except that in the Heartland-3.5, Heartland-5, Heartland-10 and Countryside-5 districts the minimum size shall be 20 acres.

(Zoning Ordinance Section 4.07(2)(c) (emphasis added). Here, each unit is proposed as only 9,000 square feet, which is only a fraction of the surface area required for a Campground. Therefore, under no circumstances may this development appropriately qualify as a campground.

III. The Development Violates The Door County Land Division Ordinance.

A. The Project Does Not Comply With Requirements To Ensure Safe Passage For Emergency Vehicles.

The Land Division Ordinance has numerous mandatory requirements in Chapter 6, titled “Design Standards, Improvements, and Dedications.” The project must comply with all applicable rules under that Chapter. Based on the project set forth in the Application, the developers have ignored the requirements of the Land Division Ordinance. In fact, that Ordinance is not mentioned once in the CUP Application materials. It is extremely disappointing that the developers believe that the rule of law in the Land Division Ordinance does not apply to them.

B. The Land Division Ordinance Applies To The Project.

The Land Division Ordinance applies to the project because the Application depicts a development that includes “more than five units.” The “Applicability” section of the Land Division Ordinance expressly brings within its jurisdiction all projects that create five or more units:

1.08 Applicability. The provisions of this Ordinance shall apply to divisions of land or creation of site condominiums in the unincorporated areas of the County, as follows: . . .
(4) Site condominiums that create 5 or more units that are less than 10 acres in area, either as an original condominium or an addition to a condominium under s. 703.26, Wis. Stats. by either the same or subsequent owner(s) within a period of 5 years, shall comply with the requirements of Chapter 5, Major Site Condominiums.

(Land Division Ordinance Section 1.08(4) (emphsis added)).

Moreover, any development that includes five or more condominium units must comply with Land Division Ordinance Chapter 5 relating to major site condominiums:

Establishment of site condominium plats that create 5 or more units that are less than 10 acres in area, either as an original condominium or an addition to a condominium under s. 703.26, Wis. Stats. by either the same or subsequent owner(s) within a period of 5 years, shall comply with the requirements of this chapter.

(Land Division Ordinance Section 5.01(1) (emphasis added)).

The Land Division Ordinance also contains language prohibiting a developer from creating a condominium in violation of the Ordinance’s terms:

No person shall divide, convey, record, or monument any land or create a condominium in violation of this Ordinance.

(Land Division Ordinance Section 7.03).

In this case, the project qualifies as a major site condominium under Chapter 5 of the Land Division Ordinance because the Application proposes to create 115 condominium units—far more than the minimum of 5 units necessary to qualify as a “major site condominium unit.” (See Land Division Ordinance Chapter 8 definitions; see also CUP Application at Section 16, Quarry Bluff Development LLC Bylaws and Rules, item 11 (“Quarry Bluff is a Residential Condominium Complex”). Therefore, there can be no dispute that the Land Division Ordinance applies to this proposed development.

CONCLUSION

The project as described in the Application violates the Door County Comprehensive Zoning Ordinance and the Land Division Ordinance. On behalf of BSPOA, we respectfully request that the Department refuse to forward these applications to the Town Board and the RPC.

We further request that the Department respond to this letter in writing as soon as possible.
Because this letter raises substantial threshold legal issues, we are copying Attorney Grant Thomas, Door County Corporation Counsel. We are also sending a copy of this letter to the owner and the developers of the property who are listed in the Application materials.

Thank you for your attention to this matter.

Very truly yours,

DeWitt LLP

[Signature]

Jon P. Axelrod
Stephen A. DiTullio
Mark R. Sewell

cc: Grant P. Thomas, Esq., Door County Corporation Counsel (via Federal Express):
421 Nebraska St.
Sturgeon Bay, Wisconsin 54235
(And via Email): CorporationCounsel@co.door.wi.us and gthomas1@co.door.wi.us

Quarry Bluff LLC
P.O. 54
Fish Creek, WI 54212

Margaret Dreutzer and Margaret Dreutzer Trust (via U.S. Mail):
4883 Harder Hill Road
Sturgeon Bay, WI 54235-9774

Tom J. Goelz (via U.S. Mail):
3586 Gibraltar Road
Fish Creek, WI 54212-9313

Mike J. Parent (via U.S. Mail):
10628 Forest Lane
Sister Bay, WI 54234-9173

RECEIVED

DEC 10 2019

DOOR COUNTY
LAND USE SERVICES DEPARTMENT
Riemer, Linda

From: Riley, Bryan
Sent: Friday, December 13, 2019 10:25 AM
To: Riemer, Linda
Subject: FW: No RV Quarry Village

From: Sandra Larsen <SALWISC@hotmail.com>
Sent: Tuesday, December 10, 2019 11:17 AM
To: Sandra Larsen <salwisc@hotmail.com>
Subject: No RV Quarry Village

After reviewing the application for the proposed RV Quarry Village outside of Sturgeon Bay, I do NOT believe that this development is appropriate for the area. The large concentration of sites would inflict heavy traffic on this beautiful area of Door County. As a landowner in Door County, I travel Bay Shore Drive frequently, and cannot envision such a heavily populated area on this road. In addition, I believe that this village would negatively impact the environment especially with the waste requirements.

Please keep Door County beautiful, for residents and visitors. Deny the proposal for the RV Quarry Village.

Thankyou,

Sandra Larsen
2755 Bay Road
Brussels, WI 54204
To: Land Use Services/Planning, Mariah Goode

From: Eileen and Tom Schwalbach

6435 Whitefish Bay Road
Sturgeon Bay, WI

Re: Quarry Bluff Development Project

This letter is in opposition to the Quarry Bluff project.

Property Values—the developers have claimed that area property values will not drop because of this project. They have provided a boiler plate brochure which includes many generalities none of which are specific to this development. These assertions may apply in individual instances to any project anywhere. Bill Gasset their “expert” is employed by Remax. If the assertions presented were true then no development of any kind, anywhere at any time would cause a decrease in property values. NO evidence from local realtors has been offered. It is reported that a number of prospective buyers walked away from property they had been considering after learning of the Quarry project.

Similarity to other uses—there are no other RV parks class A or otherwise anywhere near.
Dear Mike, I am a member of two work groups, Bay Shore Property Owners and Quarry Neighborhood Action Group, who are studying and opposing a Conditional Use Permit (CUP) for Multiple Occupancy Development and Campground Variances for a 57.02 acre 117 site motor coach project at the retired Leatham Smith Quarry (also known as Olde Stone Quarry) in Sturgeon Bay, Wisconsin. This permit was filed with Door County Land Use Services Department on or about December 6, 2019. On the CUP, pp. 374-379, the developers, Tom Goelz and Mike Parent of Quarry Bluff LLC, reference Geo Sonics and indicate that Vibra Tech was preparing a blasting report and that this report "should be completed in the next few days and forwarded to the county upon completion".

As of December 26, we have not heard from the county that the Vibra Tech report has been submitted. Due to the ecologically sensitive nature of this Niagara Escarpment bluff ledge and its karst structure, residents surrounding the quarry have significant concerns regarding the proposed blasting and quarrying of stone for fill and grading of the proposed campground. There are approximately eighty (80) residential properties within a quarter mile of the quarry (see Properties). Geological experts consulted by our committees have indicated that the topographical formations on the bedrock ledge at the Olde Stone Quarry have cracks, fissures, sinkholes and rockholes (see photos, Quarry Surface and Solution Sinkhole). The purpose of this email is to express concern regarding the blasting plan outlined in the CUP and respectfully request that you consider the unique characteristics of the 57.02 acre property when preparing your report.

In the Conditional Use Permit Application, Tom Goelz and Mike Parent claim the following:
1. All blasting and storm water infrastructure will be completed within eight months for ponds and utilities;
2. While the developers mention MSHA Safety and state guidelines for blasting, they do not propose any site specific plans for responsibility or mitigation of issues as they relate to the blasting at this site;
3. The developer mentions that there are "approximately 20,000 cubic yards of topsll materials on site" to use for landscaping. Since there is very little topsoil on the entire 57.02 acres (see photo Quarry Surface), it is uncertain which property they are talking about. However, if there was topsoil at this site, wouldn't it need to be removed prior to blasting?
4. The developers estimate that "all aggregate materials needed for materials will be produced on site" and that "no aggregate materials will need to be imported".

The "Quarry Bluff Application Upload" map (attached) depicts areas of proposed blasting, including:
1. Two large ponds that are 18’ deep;
2. Blasting trenches that are 10’ deep for utilities;
3. A quarry bluff that is 60’ or higher to the top with houses that are 15’ and higher to the top of the bluff;
4. The map does not show blasting for a 40,000 gallon holding tank which is depicted on a different CUP map as partially in the bedrock and close to Bay Shore Drive, possibly within the Ordinary High Water Mark (OHWM).

The CUP Application does NOT indicate or provide substantial evidence about the following issues. Are these items that will be evidenced in your report?
1. Wisconsin Air Quality and Fugitive Dust Emissions plans that are outlined and implemented prior to construction [link to DNR webpage];
2. Geotechnical studies regarding the karst structure that could be compromised by blasting;
3. Plans for mitigation of property damage to adjacent properties and the wells associated with their water supply. Blasting for ponds and utility trenches will occur close to and less than 100' from the quarry wall that is 60+ feet high. Falling rock (see photo Falling Rocks) occurs frequently from this wall and the wall off the George Pinney Park lot. Blasting will only magnify the instability of the quarry walls;
4. Without a Fugitive Dust Emissions plan outlined and implemented prior to blasting and construction, the health of nearby residents who live steps from the blasting will be compromised. Blasting and crushing will create significant amounts of crystalline silica which is a risk to respiratory health. While they reference MSHA guidelines, they have not identified ANY plans to comply with them or mitigation for related health issues.
5. Given the extensiveness of the required fill, drainage, topsoil, etc. required for 117 sites and the associated storm water runoff, it is unlikely that the developers can create the necessary aggregate gravel required or the type of materials that are necessary for 18" of fill (per DCSW) if additional blasting is required to create the required aggregate composition and amount, do you anticipate that an additional blasting report will be necessary?
6. Wells that supply water to adjacent properties have deep shafts (250'+). There is significant concern that blasting will damage the water supply to adjacent and neighboring properties.
7. There are questions regarding the length and amount of blasting required for this project to be completed. Since the developer plans for eight months to completion, have mathematical calculations regarding the utility line trenching, ponds and required aggregate for 57 acre fill been completed? They are not evidenced in the CUP.

Once your blasting report has been submitted to Door County Land Use and the committees have reviewed the results, I am sure that we will have additional questions for Quarry Bluff LLC and Door County Land Use Services regarding the efficacy and results of the significant amount of blasting required.

Thank you for your time.

Sherry Mutchler
Quarry Neighborhood Action Group
Mariah Goode – Planning Director - mgoode@co.door.wi.us
Linda Riemer – Administrative Assistant - lriemer@co.door.wi.us

Please forward my comment to the Resource Planning Committee.

Ken Fisher – Door County Resource Planning Committee Chairperson
Jon Koch – Door County Resource Planning Committee
Richard Virlee – Door County Resource Planning Committee
David Enigl – Door County Resource Planning Committee
Vinni Chomeau – Door County Resource Planning Committee

Re: RV “Optional” Village

There is a question I have not heard asked or answered regarding the proposed RV Village project that I feel is important:

What is the true ownership requirement of a Class A RV?

Yes, per the plan, a Class A RV is the only type of RV that can be parked in the RV Village. But the ownership requirement remains vague.

1. Must a buyer own a Class A RV at the time of purchase?
2. Must a property owner maintain ownership of a Class A RV?
3. When a property is resold must the new buyer own a Class A RV at time of purchase?

If the answer to all three questions is “No”, the project should really be called “Townhouse Village with RV Optional”. A townhouse complex, consisting of permanent structures, is what remains after the RVs are long gone since ownership of an RV is optional.

If ownership of a Class A RV is not required, the project then has nothing to do with Class A RVs except for the pad to park it on. The true nature of the project is to build a townhouse complex. The use of the term “RV” would seem to be used to simply make people think the project is something it is not.

If the answer to all three questions is “No”, the project should be denied because in my opinion it has been misrepresented.

Thank for your time.

Bill Senger
5274 Bay Shore Dr
Sturgeon Bay, WI. 54235
January 16, 2020

Dear Ms. Riener,

As a frequent visitor to Door County I am dismayed to read of this RV project proposal. From what I am understanding in the article, it could have devastating consequences to the land, the water and the air. One of the beauties of Door County is its stable environment and spacious countryside. The changes over the years we have been vacationing there have been minimal and unobtrusive. Sure, there has been growth and change, but the tenor remains the same, quiet, serene, beautiful countryside, parks and towns.

A development like this RV park could open the door to future development and a rapid change in the landscape. This would destroy not only the landscape, but the quality of the soil, water and air.

Please do all you can to prevent the invasion of these developers and preserve Door County.

Sincerely,

Susan Reis
St. Louis, MO
Shabica & Associates, Inc.

Door County Resource Planning Committee
421 Nebraska St.
Sturgeon Bay, WI 54235

Re: Conditional Use Request for Quarry Park RV Site

Dear Committee Members: January 15, 2020

As a professional geologist familiar with the limestone karst topography in Door County, I feel it is important that the bedrock at the proposed RV site should be carefully explored before the site is developed. Although drill cores can be useful, the date should be augmented with remote sensing information that is likely to show voids that may be missed through coring. Ground penetrating radar (GPR) or Subsurface Interface Radar (SIR) combined with electrical imaging or seismic shear wave tomography should help.

Sincerely,

Charles Shabica Ph.D., P.G.
President

RECEIVED
JAN 27 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
Riemer, Linda

From: Mike Wildenberg <wildenberg3362@gmail.com>
Sent: Monday, January 20, 2020 9:49 AM
To: Riemer, Linda
Cc: VandenLangenberg, Sue; Brauer, Rick
Subject: Fwd: Quarry RV Park

I sent the following e-mail to Jeff Kussow as he has been the individual that was involved with Planning and Zoning for our area in Sevastopol. I recently received a letter from Jeff regarding the process for the RV village at the Quarry. I live about ¾ mile from the Quarry on Bay Shore Drive.

I received a notification to my e-mail that Jeff is no longer with the Door County Planning and Zoning department. Listed were his replacements but did not include Sevastopol.

Mike Wildenberg
4988 Bay Shore Drive
Sturgeon Bay, WI 54235

Begin forwarded message:

From: Mike Wildenberg <wildenberg3362@gmail.com>
Subject: Fwd: Quarry RV Park
Date: January 20, 2020 at 8:38:27 AM MST
To: Jeffrey Kussow <jkussow@co.door.wi.us>

From Mike Wildenberg
4988 Bay Shore Drive
Sturgeon Bay Wisconsin 54235

Begin forwarded message:

From: wildenberg3362@gmail.com
Subject: Quarry RV Park
Date: January 20, 2020 at 8:28:23 AM MST
To: BSPOA@gmail.com, BSPOA556@gmail.com, Old Quarry Development <OldQuarryDevelopment@gmail.com>

We are in Arizona and cannot attend the meetings. Shown are pictures of what a RV Park will look like. Very congested and trashed with mostly mini homes but some with RV units. This is on a golf course.
Riemer, Linda

From: Mike Wildenberg <wildenberg3362@gmail.com>
Sent: Monday, January 20, 2020 9:54 AM
To: Riemer, Linda; VandenLangenber, Sue; Brauer, Rick
Subject: Fwd: RV Village

Additional pictures from an Arizona RV Park. Extremely congested and trashy.

Mike Wildenberg
4988 Bay Shore Dr
Sturgeon Bay, WI 54235

Begin forwarded message:

From: wildenberg3362@gmail.com
Subject: RV Village
Date: January 20, 2020 at 8:32:53 AM MST
To: BSPOA@gmail.com, BSPOA556@gmail.com, Old Quarry Development
<OldQuarryDevelopment@gmail.com>

More pictures

Mike Wildenberg
John McGinnis and Lana Billeaud
Summer Home Residence: 4441 Bay Shore Drive, Sturgeon Bay, WI 54235

January 2, 2020

Door County Board of Supervisors
District 18 - Town of Gibraltar and Village of Ephraim
9640 Maple Grove
Fish Creek, WI 54212

Dear Ms. Vinni Chomeau,

We recently built our retirement home on Bay Shore Drive in Door County after spending most of the last 35 summers in Door County. We chose this location due to Bay Shore’s beauty and pristine environment, its’ solitude, and honestly, due to the nearby local exposure of the Niagara escarpment. As a geologist, John recognized early on that this kind of exposure was rare and added significantly to the charm of Bay Shore Drive. John has a PhD in geology and geophysics from Columbia University and is currently the President of a domestic energy company with properties located primarily in California and Pennsylvania. Lana is now retired after a 35 year career as an engineer working on energy projects worldwide. We have collaborated with federal, state, and local officials over the years to better understand the local geology and protect the environment. It’s not a leap to recognize that the Quarry RV development will have a negative environmental impact to the land, surrounding bays, and the community.

We are writing to you to express our concern with the potential development of the Quarry RV Village. There are many reasons that we think the application for the Quarry RV Village development should be declined by the Door County Land Use Services, the Town of Sevastopol Board of Supervisors, and Door County Resource Planning Committee. This development does not at all conform to the aesthetic beauty of this area and could cause irreparable environmental damage to the dolomite Niagara Escarpment ledge, unprecedented pollution and contribution of invasive species into Sturgeon Bay and the greater Green Bay waters, the commitment and obligation of taxpayer funds in perpetuity to offset the destruction that this development will continue to ensue, and the lost opportunity to make a public park of the only exposed segment of the Niagara Escarpment in the state of Wisconsin.

The potential environmental damage alone is a sufficient reason to decline this development application. How will the developers prevent the runoff of water use of the 117 RVs in a very compact area on a ledge of rock that will send this water directly into the bay? How will the developers prevent the cleaning of these RVs that will travel to Door County from the contiguous 48 states, Mexico, Canada, Alaska and possibly beyond these regions? How many invasive species will be carried to the quarry only to be washed into the bay? How will the Door County government manage the continued environmental accountability for this development? Will the County take responsibility for the cleanup of the pollution caused by these RVs with taxpayer funds? Why would government officials risk the pollution both to the land and water by approving this development?

We love Door County and plan on moving there permanently in the near future. We urge you to consider the full negative impact of this development and reject this application for development for the good of the environment, the bay, and the local community. If you have questions or comments, please feel free to contact either Lana Billeaud at 832-816-0165 or John McGinnis at 832-752-5339. Thank you for your consideration of the contents of this letter.

Sincerely,

[Signatures]

John McGinnis
Lana Billeaud

RECEIVED

JAN 18 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT
Re: Objection to Quarry Bluff, LLC Application for Conditional Use Permit

Ladies and Gentlemen:

The Application for Conditional Use Permit for this proposed development appears to be based on a false premise that grossly understates its potential occupancy, thereby also understating its required infrastructure needs and adverse community impacts.

One of us grew up in Sturgeon Bay and we currently own three properties on County Highway B (Bay Shore Drive) at which we intend to retire. We agree with others who have expressed concerns about the aesthetic, environmental, infrastructure and safety implications of the proposed development. We want to be sure that, as local officials assess the magnitude of these implications, they are considering accurate information regarding the development’s permitted occupancy.

The Application Materially Understates the Potential Occupancy of the Development

The application seeks a permit for the proposed development under the “campground usage” category. It acknowledges that the “only reason” such a permit is sought is that “it is the only usage category that allows owners to occupy their motor coach for more than 30 days in a given year.” In other words, purchasers of lots may simultaneously occupy both the single-family dwellings on their lots and their motorhomes, which apparently is a common practice in such developments.\(^1\) Based on the application, it must be assumed that owners would occupy their motorhomes at the development.

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\(^1\) See the WSJ article included in this application entitled “Touring America in an RV That’s Basically a Five-Star Hotel” (explaining how motorhome owners purchase a lot at a development so that guests can stay in the lot’s dwelling while the owners also remain on site in their motorhome).
The application’s supporting impact analyses, on the other hand, appear to assume that only the permanent dwellings would be occupied. The application thereby materially understates the development’s potential occupancy at any given point in time.

The application never addresses this concern directly, but talks around it at length. For example, the application assures officials that “traditional” camping is neither allowed nor accommodated, omitting the “non-traditional” camping that will be ongoing in motorhomes. These 45-foot residences are not simply parked and emptied, as occurs when travelers arrive at a bed & breakfast or resort, but instead are themselves used as dwellings upon arrival. The application also asserts the permanent homes to be built are within the dwelling and bedroom limits imposed for campground usage. But it again ignores for this purpose the “largest motorhomes built” themselves, which can typically sleep 6-8 adults (thereby potentially doubling the 6-8-person occupancy limit for the permanent dwellings imposed by the development’s proposed bylaws). Failing to take the motorhomes into account in assessing the application seems contrary to the purpose of these limits.

The Application Materially Understates Infrastructure Needs and Adverse Community Impacts

Equally important, the application’s supporting technical assessments also appear to assume that only the dwellings will be occupied when assessing the need for infrastructure support such as water supply (wells), sanitation, solid waste disposal and traffic flow.

In general, the application remains somewhat vague. The stated sanitation requirements, for example, state that they assume 117 lots of 2-1/2 bedrooms (i.e., 6-8 persons) each, and 3 development employees, but do not mention the motorhomes in the calculations. As a result, the sanitation plan appears to account for only half of the potential occupancy of the development. Also unmentioned is whether the motorhomes may dispose of their sanitation tanks on site — another source of sewage. But even if they cannot, it can safely be assumed some motorhome occupants will use the plumbing in the permanent dwellings. The actual amount of sewage generated by a realistic calculation of the development occupancy could require additional tank size, blasting, pump-truck trips (and weight) or other adverse environmental impacts.

Similar problems appear to exist with the application’s other infrastructure assumptions. In addition, the application acknowledges it will contribute to traffic flow problems, but asks to be excused on the basis that they will only be further exacerbating existing problems. This is hardly a basis for granting an exception.

In sum, the application for the proposed development appears to be defective, substantially understating both the potential occupancy of the development, its actual infrastructure needs and the adverse community impact that will result. For all these reasons, we oppose the application.

Very truly yours,

Robert B. Stutz, Esq.
Stacy Harmann Stutz

RECEIVED
JAN 13 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
12 January, 2020

Sent via email to: Office@TownofSevastopol.com

To Whom It May Concern,

I am writing in regard to the CUP for Quarry RV project. Please accept my comments regarding Section 9 Traffic.

Sincerely,
Dan Collins P.E.
6040 Carlsville Road
Sturgeon Bay, WI 54235

---------------------------------------- Section 9 - Traffic ----------------------------------------

The traffic study by Robert E. Lee and Associates dated 10/24/2019 should be reviewed and reconsidered with the benefit of two possible alterations that could make the traffic model more accurate. These two alterations would include, reflecting the actual number of functional residential units proposed and selection of an Institute of Transportation Engineers (ITE) Land Use Description that reflects these units.

The selection of the Land Use Description that was used for the analysis could be inadequate in this situation. When creating a traffic model using the ITE framework the selection of a Land Use Description seems important. The study in the CUP application section 9 may have used the “Campground / Recreational Vehicle” from the ITE manual as the Land Use Description. The traffic expected from a Campground / Recreational Vehicle site might presume that users take advantage of amenities located on the site, such as hiking, kayaking, beaches etc. without need for many vehicle trips. The CUP application states “There will be no tents, trailers, wood campfires, or many of the amenities and activities associated with a traditional campground.” It seems likely that the proposed development will not be a traditional Campground / Recreational Vehicle site but more of a launching point for activities around Door County. As such a Land Use Description might be closer to a Motel or a Resort Hotel. Either of these Land Use Descriptions would significantly increase the number of expected trips to and from the proposed location.

The challenge of defining the correct Land Use Description is compounded by the CUP request that the 117 RV locations permit 115 fully functioning single family residences. In essence the CUP proposal is not an either/or proposal (117 RV locations or 115 Single family residences) it is BOTH. This application contemplates 117 fully functional standalone RVs AND 115 Single family residences and makes no restriction about fully occupying both an RV and a residence on the same parcel at the same time.
A better model to ascertain the expected maximum traffic load would be to calculate the traffic generated by 115 single family residences plus 117 RVs.

Using the ITE manual, the math might look something like this:

117 RV units × .41 (Resort Hotel peak, substituting “room” for unit) = 47.97

115 Housing units × .99 (Single Family Detached housing peak) = 113.85

Total trips per hour during peak PM hour = 113.85 + 47.97 = 161.82

This is dramatically different than the 33 trips per hour during the peak PM hour as described in the traffic section of the CUP.

Note the version of the ITE table below used for this memo is from a “working draft” and may not be the same version used in the study by Rober Lee and Associates.
### ITE Trip Generation, 10th Edition

<table>
<thead>
<tr>
<th>ITE No.</th>
<th>Land Use Description</th>
<th>Unit</th>
<th>Daily Total</th>
<th>AM (T)</th>
<th>PM (U)</th>
<th>AM (T)/PM (U)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total In</td>
<td>Out</td>
<td>Total In</td>
</tr>
<tr>
<td>Industrial/Agricultural</td>
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<td></td>
<td></td>
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<td></td>
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<tr>
<td>110</td>
<td>General Light Industrial</td>
<td>ksf</td>
<td>4.96</td>
<td>0.70</td>
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<td>130</td>
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<td>ksf</td>
<td>3.37</td>
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<td>81%</td>
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<td>Manufacturing</td>
<td>ksf</td>
<td>3.93</td>
<td>0.62</td>
<td>77%</td>
<td>0.67</td>
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<tr>
<td></td>
<td></td>
<td>ac.</td>
<td>35.02</td>
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<td>4.54</td>
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<td>Warehousing</td>
<td>ksf</td>
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<td>0.61</td>
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<tr>
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<td>0.99</td>
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<tr>
<td>Residential</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>210</td>
<td>Single-Family Detached Housing</td>
<td>DU</td>
<td>9.44</td>
<td>0.74</td>
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<td>0.99</td>
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<tr>
<td>220</td>
<td>Multifamily Housing (Low-Rise)</td>
<td>DU</td>
<td>7.32</td>
<td>0.46</td>
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<td>231</td>
<td>Mid-Rise Residential w/ 1st-Floor Commercial</td>
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<td>Senior Adult Housing - Detached</td>
<td>DU</td>
<td>4.27</td>
<td>0.24</td>
<td>33%</td>
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<tr>
<td>252</td>
<td>Senior Adult Housing - Attached</td>
<td>DU</td>
<td>3.70</td>
<td>0.20</td>
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<td>253</td>
<td>Congregate Care Facility</td>
<td>DU</td>
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<td>0.07</td>
<td>60%</td>
<td>0.18</td>
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<tr>
<td>254</td>
<td>Assisted Living</td>
<td>beds</td>
<td>4.24</td>
<td>0.39</td>
<td>78%</td>
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<tr>
<td>255</td>
<td>Continuing Care Retirement Community</td>
<td>units</td>
<td>2.40</td>
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<td>65%</td>
<td>0.16</td>
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<tr>
<td>270</td>
<td>Residential Planned Unit Development</td>
<td>DU</td>
<td>7.38</td>
<td>0.57</td>
<td>22%</td>
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<tr>
<td>Lodging</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>310</td>
<td>Hotel</td>
<td>rooms</td>
<td>8.36</td>
<td>0.47</td>
<td>59%</td>
<td>0.60</td>
</tr>
<tr>
<td>311</td>
<td>All Suites Hotel</td>
<td>rooms</td>
<td>4.46</td>
<td>0.34</td>
<td>53%</td>
<td>0.36</td>
</tr>
<tr>
<td>312</td>
<td>Business Hotel</td>
<td>rooms</td>
<td>4.02</td>
<td>0.39</td>
<td>42%</td>
<td>0.32</td>
</tr>
<tr>
<td>320</td>
<td>Motel</td>
<td>rooms</td>
<td>3.35</td>
<td>0.38</td>
<td>57%</td>
<td>0.38</td>
</tr>
<tr>
<td>330</td>
<td>Resort Hotel</td>
<td>rooms</td>
<td>n/a</td>
<td>0.32</td>
<td>72%</td>
<td>0.41</td>
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<tr>
<td>Recreational</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>411</td>
<td>Public Park</td>
<td>ac.</td>
<td>0.78</td>
<td>0.02</td>
<td>59%</td>
<td>0.11</td>
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<tr>
<td>416</td>
<td>Campground/Recreational Vehicle Park</td>
<td>occ. sites</td>
<td>n/a</td>
<td>0.21</td>
<td>36%</td>
<td>0.27</td>
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<td>444</td>
<td>Movie Theatre</td>
<td>screens</td>
<td>220.00</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>445</td>
<td>Multiplex Movie Theatre</td>
<td>screens</td>
<td>292.50</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>488</td>
<td>Soccer Complex</td>
<td>fields</td>
<td>71.33</td>
<td>0.99</td>
<td>61%</td>
<td>16.43</td>
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<tr>
<td>489</td>
<td>Tennis Courts</td>
<td>courts</td>
<td>30.32</td>
<td>n/a</td>
<td>n/a</td>
<td>4.21</td>
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<tr>
<td>491</td>
<td>Racquet/Tennis Club</td>
<td>courts</td>
<td>27.71</td>
<td>n/a</td>
<td>n/a</td>
<td>3.82</td>
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<tr>
<td>492</td>
<td>Health/Fitness Club</td>
<td>ksf</td>
<td>n/a</td>
<td>1.31</td>
<td>51%</td>
<td>3.45</td>
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<tr>
<td>495</td>
<td>Recreational Community Center</td>
<td>ksf</td>
<td>28.82</td>
<td>1.76</td>
<td>60%</td>
<td>3.21</td>
</tr>
</tbody>
</table>
9 January, 2020

Sent via email to: Office@TownofSevastopol.com

To Whom It May Concern,

I am writing in regard to the CUP for Quarry RV project. Please accept my comments regarding Section 14.

Sincerely,
Dan Collins
6040 Carsville Road
Sturgeon Bay, WI 54235

----------------------------------Section 14 Natural Character ----------------------------------

Niagara Escarpment

1). All of the parcels in the CUP appear to contain areas designated as Niagara Escarpment by the Door County Land Information Office and as such should adhere to Door County Zoning section 5.03*. This section of the zoning ordinance places restrictions on the manner and scope of cutting of vegetation for such parcels. For decades the Niagara Escarpment has been identified as an important, rare and fragile resource for Door County in many studies and reports and merits protection**.

<table>
<thead>
<tr>
<th>Parcels</th>
<th>Acres as declared in CUP</th>
<th>Niagara Escarpment Acres per Door County Land Information Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>022-01-12282512</td>
<td>2.64</td>
<td>2.04</td>
</tr>
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<td>022-01-12282512A</td>
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<td>4.37</td>
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</tr>
<tr>
<td>022-01-12282511P</td>
<td>14.83</td>
<td>6.80</td>
</tr>
</tbody>
</table>

*Door County Zoning Ordinance Section 5.03  Escarpments.
(1) Purpose. The purposes of these regulations are to:(a)Promote safe conditions by preventing
placement of roads on highly inclined surfaces. (b) Preserve escarpments as landmark features that contribute to the scenic diversity and attractiveness of the county.

(2) Determination. The location of escarpments subject to the requirements of this section shall be determined by reference to a series of maps entitled “Door County Natural Features Map” on file in the office of the Land Use Services Department. (Amended: 26 Feb. 2013; Ord. 2013-04) (Amended: 27 March 2018; Ord. 2018-07)

Commentary: Generally, the escarpment protection areas include lengthy slopes of 20% and greater and the areas associated with the crest of the escarpment.

(3) Requirements.

(a) No roads or driveways shall be placed on slopes of 30-39% unless the roads or driveways are placed parallel to the escarpment face. No roads or driveways shall be placed on slopes of 40% or greater.

(b) The clearing of trees located within escarpment protection areas shall be permitted for: 1. Building footprints. 2. Sites for wastewater disposal systems. 3. Driveways. 4. The area on a lot extending not more than 25 feet from the exterior walls of principal buildings and 15 feet from accessory buildings.

(c) In the area on a lot lying between 25 feet and 100 feet from the exterior walls of principal buildings, selective clearing is permitted provided that: 1. No more than 30 percent of this area on the lot shall be cleared. 2. The clearing of the 30 percent described above shall not result in strips of cleared openings of more than 30 feet in any 100-foot wide strip nor create a cleared opening strip greater than 30 feet wide. 3. In the remaining 70 percent of this area, cutting and pruning shall leave sufficient cover to screen vehicles, dwellings, and other structures.

(d) In the area on a lot lying more than 100 feet from the exterior walls of principal buildings, and for lots which contain no principal buildings, selective clearing shall be permitted provided that within escarpment protection areas there shall be no cleared area greater than 5,000 square feet, and provided that the shade of the remaining trees over 15 feet in height covers at least 70% of the wooded land surface of the lot.

(e) Pruning of trees is permitted, except that trees shall not be pruned completely clear of branches above a height equal to one half the height of the trees.

(f) In addition, the woodlands located within escarpment protection areas shall also be subject to the requirements of s. 5.07, Woodlands.
Environmental Assessment

II.) The applicants comments in the CUP application regarding vegetative cover in section 14 are not corroborated with any biotic or abiotic survey of the site. State and Federally threatened or endangered species and habitats have been documented at nearby sites along the Niagara escarpment**. These cited reports further recommend understanding the parcels flora and fauna and exercising significant care when considering modification to such parcels**. The environs of the quarry contemplated by the CUP could well contain fauna that is State or Federally threatened or endangered. Failure to adequately survey these lands would be a tremendous disservice to the community and might risk violation of rules or laws that would encumber the developer or expose them to future risks.

** Reports and Documents cited:


Bay-Lake Regional Planning Commission. 2005 Door County Environmental Corridors, A Coastal Resource Identification Project

Bay-Lake Regional Planning Commission. 2012 Environmental Corridors of the Bay-Lake Region, Covering Northeastern Wisconsin


Casper, Gary and Ryne Rutherford. 2014 Bay Shore Blufflands SNA Pilot Herptile Assessment. Great Lakes Ecological Services LLC.

Door County Soil and Water Conservation Department, 2008, Door County beach contamination source identification final report 2006–2007

Door County Soil and Water Conservation Department. 2000. Surface Water Inventory of Door County.


Door County. 2009. Door County Comprehensive Plan 2030

Dweller, Howard and Paul Stoelting, 1986 Wisconsin’s Door Peninsula and its Geomorphology, AGS Collection, UWMilwaukee


US Environmental Protection Agency 2012. Lake Michigan Lakewide Management Plan
January 10, 2020

Door County Land Use
Services/Planning
Mariah Goode
lriemer@co.door.wi.us

Town Board Chairman:
Dan Woelfel
Email: danwoelfel@townofsevastopol.com

Supervisor:
Linda Wait
Email: lindawait@townofsevastopol.com

John Staveness
Email: johnstaveness@townofsevastopol.com

Jim Nellen
Email: jimmellen@townofsevastopol.com

Mark Haen
Email: markhaen@townofsevastopol.com

Clerk:
Amy Flok
Email: office@townofsevastopol.com

Sevastopol Town Plan Commission
Office@TownofSevastopol
Town Plan Commission

My name is Rick Stram and my home address in the Town of Sevastopol is 4850 Bay Shore Heights Drive.

Upon receipt of the notice on the CUP dealing with the Quarry site, I was struck with the Image the Town of Sevastopol uses on its letterhead and envelopes. (See Attached.) It appears to conjure up thoughts and images of a rural community made up of single family homes, spacious farms and neighborhoods and of course the beautiful lake shore. I don’t even see a hint of commercial development within an established residential neighborhood on the lake shore.

No matter how you sugar coat it, the plan laid out in the CUP request is a congested trailer park, whether it’s for million dollar motor homes or pup tents. There is no place in our community for such a development.
I ask for your consideration and ultimate denial of the CUP request in keeping with the adopted Master Plan of the Town of Sevastopol. This plan has worked for our Town in the past and it should not be put aside in this application process. Please follow the Master Plan that we as investors in the Town of Sevastopol relied on before purchasing our properties. Deny the CUP request. A commercial, congested trailer park is not in the Spirit of The Town of Sevastopol.

Thank you,

Rick Stram

4850 Bay Shore Heights Drive
Town of Sevastopol, Wi
My name is Rick Stram and I was born in Sturgeon Bay 64 years ago. My fathers’ work took our family to Upper Michigan where I grew up. My parents always intended to retire in Door County on the Bay Shore but my father’s death in 1969 put an end to those plans. My wife and I have vacationed in Door County over the past 40 years and have taken up my parents’ dream of retiring “up the Bay Shore”. Three years ago we purchased a home at 4850 Bay Shore Heights Drive and became full time Town of Sevastopol tax payers. Within the year, we will be retired and back home.

I never thought I would be confronted with a Multiple Occupancy Development (MOD) so close to our new retirement address. The term “Multiple Occupancy” alone signifies the commotion and congestion that a MOD will create at the quarry. The CUP goes to great lengths to highlight the upscale nature of the MOD but the fact still remains, congested, overcrowded development is the same regardless of the value. The quarry is surrounded by residential neighborhoods with sizable lots. If the quarry were developed in accordance with the nature of the surrounding area there is no way 117 home sites would
be proposed. I, along with my neighbors, have made the decision to be year round tax payers in the Town of Sevastopol. We purchased our investments on the free market and paid for the privilege of living on the shores of our beautiful bay. In a perfect world, there would be sufficient, upscale, lakefront property for everyone. Unfortunately, our world is not perfect. It would be unfair to sacrifice our investments in this Bayside residential setting for a MOD that would cater to transient residents. The very first few lines of the CUP under the heading “The Project” states “It is our intention to create a MOD that is aimed at those who enjoy their class A motor coach experience and wish to purchase their unit in a highly upscale environment. The development will be specifically engineered and designed for their convenience”. What about the convenience and enjoyment of the current owners of this neighborhood? Door County has a charm all of its own. The mass commercialization of the world today has been tempered in Door County which is the reason myself and millions of others love it. A MOD smack dab in the middle of a traditional residential neighborhood does not make any sense.

I respectfully ask you to deny this CUP for the development of the Quarry Site and in so doing protect the rights and wishes of the property owners who would be most affected by this MOD. That is the purpose of zoning and of the Town of Sevastopol’s Master Plan which you are entrusted to uphold. Your firm stance against this development will be appreciated and is needed to preserve the beauty and neighborhood charm of this Door County residential shoreline.

Thank You,

Rick and Sally Stram

RECEIVED
DEC 18 2018
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
<table>
<thead>
<tr>
<th>From:</th>
<th>melaniejane <a href="mailto:mj@melaniejane.com">mj@melaniejane.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent:</td>
<td>Sunday, January 12, 2020 10:15 AM</td>
</tr>
<tr>
<td>To:</td>
<td>Kussow, Jeffrey; Riemer, Linda; <a href="mailto:Office@townofsevastopol.com">Office@townofsevastopol.com</a></td>
</tr>
<tr>
<td>Subject:</td>
<td>No Quarry RV park</td>
</tr>
</tbody>
</table>

Sending this in to state my opposition to the Quarry RV Park development. Please do not move forward on this. The negative impact it will have on our community and the environment can never be undone.

PLEASE do not do this!!

melaniejane
30 N 1st Ave, Sturgeon Bay, WI 54235
414-254-2299

---

melaniejane
www.PurgatoryHill.com
January 6, 2020

SAVE THE QUARRY

Read the Pulse of October 11-18, 2019, Section 2, Art and Literature, page 4—“Miss Emma”.

Where would the Ridges be today with its beautiful flowers, ridges, trees, and views of Lake Michigan if it weren’t for people like Emma Toft who fought against it becoming a campground and trailer park in the 1930’s. Have you ever taken a walk through the Ridges? Please do so.

Now the quarry on the bay shore is facing similar development. Since I was a little girl, nearly a century ago, I can remember what a thrill it was to see the quarry in action. Big machinery working; stones and gravel traveling on conveyors to ships and trucks which would take these products to their destinations. Now only concrete pilings are left. Nature through the years has left a beautiful white cliff for all to enjoy. The proposed quarry development will spoil the part of the Niagara escarpment that has been made visible to community members and visitors.

Weeks before my husband left this world, we were able to take him to the quarry where the Green Bay and Sturgeon Bay waters meet to watch the fishermen in their boats and the wave action on the piers. He thoroughly enjoyed the sights and didn’t want to leave and return to the nursing home. There were many other people there, too. People from all over the community can enjoy the quiet peacefulness of the quarry in a natural, clean, and relaxing environment. Door County needs an area like this.

Does the quarry area need more traffic congestion? Will there be a fence to protect children from falling off the edge of a cliff? How unsightly will this fence be? How will garbage be discarded? What is the sewage situation? Would there be holding tanks? Would there be an odor? Will there be blasting? What damage will this blasting do to the homes currently in that area? What will the noise level be? How will all the results of these questions affect the property value of the homes in the area?

I say NO to the quarry development!

Please leave some unblemished spots of Door County in its original beauty for all to enjoy. Our ancestors developed Door County and we inherited the honor of caring for their work, their foresight, and their love of this county.

Please save our small visible part of the Niagara Escarpment for future generations to enjoy.

Loving Door County

Dorothy S. Berg
Sevastopol Township
sd

RECEIVED
JAN - 8 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
January 8, 2020

Dear Mr. Kussow: We would like you to consider not approving the CU request for the following reasons.

In 1985, we purchased our property thru Peg Dreutzer of ERA Realty and built our home on the south ledge of the quarry. In 1995, the zoning in the quarry was changed from RE to RC but we were unaware of this. Peg and her late husband, Blaine, purchased the vast majority of the quarry area and developed single family home sites with over 1 acre lots and very high end homes were built along the quarry eastern ledge. The homes range from $450,000 and up to mostly $850,000 homes, not the $475,000 estimated and the age range is not just 55 to 75 in this area. There are several younger families moving into the area.

Last summer we put our home up for sale as we wanted to downsize. Jeff Isaksen of Harbour Realty was our agent. We had one showing but party was not interested. Then we had another showing scheduled but when the party found out about the pending quarry RV park, they cancelled the appointment and wanted no part of our house because of the quarry RV park. We had just found out ourselves about this pending RV park. We kept our house up for sale but had no further interested buyers. We took our home off the market in October.

We are now in limbo until either the building permits are denied or building the RV park will start. I believe our house valued has already dropped because of this situation. We worry that the blasting of rock may cause our home to become unstable. We worry our water view will be blocked as the developer stated the east edge of quarry homes would not have water view blocked. What about the southern edge of the ledge that we are on.

The planned 117 units seems very congested. Would a smaller plan be considered. The 2 story home sites are very very close to each other as only 34’ exist between homes. After all the land fill is added, how much water view will be sacrificed?

We hope you will reject the current CUP plan Our fondest dream would be that the County will reconsider purchasing the quarry for the appraised $250,000 which the Dreutzers had proposed. The Dreutzers did donate most of the Pinney boat launch and park. It would be very wise for the County to develop the quarry into a natural ecology park. The escarpment would not be disturbed. The park would be another beautiful site for students, tourist and residents to enjoy, along with the Pinney park across the road. And to add to the park, it would be named after the Late Blaine Dreutzer, which would be appreciated by Peg and her sons.

Sincerely, Scott and Ann Dalke
I have had recent opportunity to view plans for the proposed Quarry development. As one who has enjoyed Door County for 78 years and as a landowner here, I strongly oppose the project. I think it will be inconsistent with the character and environmental values which Door County represents.

Stefan Anderson
8105 Harbor Lane
Baileys Harbor
January 3, 2020

Door County Land Use Services
Attn: Mariah Goode and Jeff Kussow
421 Nebraska St.
Sturgeon Bay, WI 54235

Dear Ms Goode and Mr. Kussow,

We contacted you in September regarding our opposition to the proposed Quarry RV Village. Since then the Conditional Use Permit has been submitted. We still have numerous objections based on the developer’s rationale regarding the requirements of the CUP.

The project will certainly negatively affect property values of existing homes in the area. The developers evidence to the contrary cites a study from greater Atlanta and involves homes one half mile to one mile from a commercial development. This is not Atlanta and we are feet away from this commercial development.

An RV park, no matter how upscale, is in no way similar to the residential character of the properties surrounding the quarry. The developer has yet to prove otherwise.

As we said before, Bay Shore Drive is two lanes with three foot shoulders and numerous blind curves. It is heavily used by bikers, runners, walkers, etc. The increase in traffic by oversized vehicles pulling trailers and cars can do nothing but make the stretch of road between Sturgeon Bay and Egg Harbor less safe. The CUP does nothing to refute this contention.

The proposed development will not contribute to visual harmony with existing buildings in the neighborhood. Homes in the area have large lots with plentiful vegetation. This development will cram 117 homes into 57 acres with very little to mitigate the appearance of RVs and homes perched on the cliff.

The developers have not provided any concrete plans to cover noise, dust or odor abatement. There is no way to reduce the noise of heavy equipment and blasting during the initial building phase. Since the final buildout is scheduled for 2029, noise from homes being built will still include heavy equipment. This will be a problem for the next ten years. Dust prevention plans are not covered in the CUP. The developer merely includes links to state regulations regarding dust prevention. Blasting and rock crushing make dust. Our experience with septic pumping is that it stinks. The CUP states that pumper trucks will have a vapor recovery system. Who will
enforce this requirement? The CUP also grossly understates possible water consumption, and thus pumping requirements.

The developer indicates that many of the problems we anticipate will be dealt with by onsite management representatives. However, he fails to say who this is, sometimes referring to his onsite representative, other times to a HOA.

In closing, the CUP as submitted does nothing to change our belief that the proposed project will have a negative affect on the public health, public safety and general welfare of the County.

Sincerely yours,

Julia and Michael Cosgrove
From: GOODE, MARIAH  
Sent: Monday, January 6, 2020 9:01 AM  
To: Riemer, Linda  
Subject: FW: Quarry Project

Please print for the file if we have not already received this.

Thank you!

Mariah Goode, Director  
Door County Land Use Services Department  
Door County Government Center  
421 Nebraska Street  
Sturgeon Bay, WI 54235  
Direct line: (920) 746-2224  
Main office line: (920) 746-2323  
FAX: (920) 746-2387  
E-mail: mgoode@co.door.wi.us  
Website: http://map.co.door.wi.us/planning

From: Tom Schwalbach  
Sent: Sunday, January 5, 2020 10:29 AM  
To: Chomeau, Vinni  
Subject: Quarry Project

Tom & Eileen Schwalbach  
6435 Whitefish Bay Rd.  
Sturgeon Bay, WI 54235

Dear Vinni Chomeau,

This letter is in opposition to the quarry development project.

The home design as presented in the CUP is said to be in visual harmony with the appearance of the quarry cliff faces mirroring the rock strata horizontal bands and coloration. Which it does. However there is basically one design with one story, two story and three story variations presented. All these houses will look the same. They will use the same exterior design elements and very similar exterior color. The one story units are gathered into one area and the two and three story units will each be built in their own areas. This is visual monotony not ha

Where else in the area is there such a small area with 117 homes that all look virtually the same. These single family homes with their accompanying RV's will be packed into an area smaller than 49 acres. Much of the quarry is to be set back area, common areas, road, ponds and storage sheds

Taken as a whole there is no visual harmony with the neighborhood.

During drought conditions how much water will be pumped up from the local aquifer on a daily basis and sent through the ponds to prevent alkaline conditions from reaching toxic levels. The aquifer may be adequate to supply
the 100 plus single family homes and 100 plus rv's and the 200 plus homes in the area but what about keeping the ponds viable.

Don’t allow this project to set an unfortunate precedent for Door County. If this is permitted here it could happen anywhere in Door County and will change forever the way Door County is viewed by visitors, potential new residents and current residents.

Tom & Eileen Schwalbach
Dear land use services,

I'm writing to express my thoughts on the RV village development proposal. The beauty and uniqueness of Door County lies in the balance between development and preservation, in that its land is not over-developed and its natural resources not under-utilized. I think we can all agree that this rare balance makes this Wisconsin gem a very special place for locals and visitors alike. As a semi resident and frequent visitor over the years, I have come to appreciate that the attraction of Door County is inspired by its pristine beauty speckled with small areas of quaint development amid stretches of natural pastures, forests, orchards and farmland. Admittingly I have lived under the impression that this peninsula rests in good hands due to shared values of its inherent and priceless worth. I stand among many sharing concern over the proposed RV project and the damaging footprint it will cause on this delicate balance. I have serious concerns that this development will destroy a beautiful, natural landmark and will gravely upset the quiet solitude that is found in its littoral byways. This area was meant for nature and quiet enjoyment. I do firmly believe that the next generations will look back and thank us for making the right decision by protecting the balance and preserving the beauty.

Thank you for your time in reading my thoughts,

Scott Gershan

--

Scott Alan Gershan
Ms. Amy Flok  
Town of Sevastopol  
4528 State Highway 57  
Sturgeon Bay, WI 54235

Ms. Mariah Goode  
Mr. Jeff Kussow  
Door County Land Use Services  
421 Nebraska Street  
Sturgeon Bay, WI 54235

Re: Quarry RV Development

Dear Ms. Flok, Ms. Goode & Mr. Kussow:

It would be appreciated if the Door County Land Use Services would distribute a copy of this letter to all County Board Supervisors.

My husband, William, and I own lot 13 on West Whitefish Bay Road. We purchased this lot to build our retirement home on and enjoy everything that Door County has to offer. On August 13, 2019 I learned of the proposed RV development that may be built on the quarry ledge of the Old Leatham & Smith Quarry. On August 7, 2019 my husband and I had met with Keith Tielen of Tielen’s Construction to discuss building our retirement home on our lot.

My husband and I own a house on West Maple Street that we use as a summer home. We bought this small cottage for me to use until he retires. I am there from May through October. He is able to fly up a couple times a month. We love Door County in many ways. The natural beauty of Door County is magnificent. Every season is a wonder. Living so close to Orlando, it is hard not to notice the abundance of tacky tourist locales. Even though Door County is a tourist destination, it hasn’t yet been developed in the way that many tourist destinations have been. I hope that it never will be.

After learning of this proposed RV development at the Quarry, my husband and I have no intention to build on our lot. Building a home in Door County is very expensive. If this RV development is approved, I feel the property values on West Whitefish Bay Road and Bayshore Drive will diminish greatly. The noise from the motorhomes and 117 units with 200+ residents in that small area of the Quarry will ruin the peace and quiet, not to mention kill the wildlife
and natural resources that are there now. If we are lucky enough to sell our lot later, we will probably take a loss on it.

My husband and I used to own a Class A and Class C motorhomes and enjoyed traveling in them. We are aware of the cost of these motorhomes and the price of many are well over $300,000. However, we did not park our motorhome in our driveway at our house. It was kept at a safe storage facility nearby and only at our home for a matter of hours to pack and unpack it. It doesn't matter how much a motorhome is valued at, it is not an attractive thing to look at day to day parked in a driveway next to your home. I'm sure my neighbors would agree to this.

Driving a motorhome of that size can potentially be hazardous on narrow roads or roads with pedestrian and bicycle traffic. Bayshore Drive is a popular street for local homeowners to have an exercise walk or run and ride bicycles. The excessive traffic from these large motorhomes coming and going to this RV development is a disaster in the making. It is only a matter of time before someone gets hit by one.

There have been numerous publications in travel magazines that list the charm of Door County. Tourist dollars come to Door County for the charm and the natural environment. Do you really want to blast away a portion of the Niagara Escarpment in order for a homeowner to be able to park a motorhome in their driveway? If this is allowed, what is next? A waterpark or some amusement park? What happens if this development is granted and then it fails? What are we left with except a ruined landscape?

Many of you are multi generation residents of Door County. What would your grandparents think if you allow the Old Leathem & Smith Quarry be destroyed for a motorhome village? You have the power to either keep the natural beauty of the Quarry as it is or you have the power to grant destruction to the natural habitat, kill wildlife, create noise and pollution, decrease property values, add life threatening situations and make many residents extremely unhappy.

Thank you for taking the time to read this letter and consider all the negative aspects this RV village will bring to Door County.

Respectfully submitted,

Donna Klinger

RECEIVED
DEC 3 0 2019
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
December 20, 2019

Door County Board of Supervisors

Dear Members,

We are writing to oppose the CUP application for the Leatham & Smith Quarry property.

We are sure by this point you have had correspondence specific to many of the concerns regarding the CUP. You should also be receiving or will be listening to knowledgeable community members, and other experts in response to the answers provided by the developer.

Our hope is that you will make the commitment to investigate those answers.

What is the affect to well water, septic, surface water or other environmental issues will be an important concern. Please look to inconsistencies in those answers. Look to common sense in the financial areas especially real estate values. Put a pencil to paper or ask a financial person how this could work and then consider what that would mean.

Finally, think about how this project does not fit density requirements or the Comprehensive Plan of the Town.

There is an opportunity to make this property into an educational and recreational tool for the county. Please do not take it in a direction of no return.

Obviously, there is a large time commitment for this situation. Thank you for sharing that time with the Town.

Sincerely,

Jeff and Brenda Lange
Whitefish Bay Road
Sturgeon Bay, WI 54235

18 year full time residents

RECEIVED
DEC 26 2019
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
Hello Ms. Wendland,

We appreciate your concern in this matter. In addition to those whom have already received it, I am passing this on to the Planning & Zoning Department for their consideration.

Have a good day and Happy Holidays!

Bob Jorin
Door County Technology Services
Phone: 920-746-5698
Email: bjorin@co.door.wi.us

From: Paula Wendland <pzwend@gmail.com>
Sent: Sunday, December 22, 2019 4:26 PM
To: office@townofsevastopol.com; webmaster, <webmaster@co.door.wi.us>
Subject: 117-RV park site

TO: The Planning Commission; and The County Board of Supervisors,

I am writing to protest the planned development of a 117-RV "village" at the Old Stone Quarry.

This RV village is a bad idea for many reasons. Chief among my concerns is the environmental impact of such a densely packed development. The site is fractured limestone with no soil cover to speak of, and it is located right next to the bay. Even under perfect conditions there will be run-off pollution of the bay and probably ground water also. The consequences of any leaks in the sewage system would be truly nasty.

Can you guarantee there would be no such issues, ever? I think not!

Sincerely,

Paula Wendland
Sturgeon Bay, WI
To whom it may concern:

Re: Old Quarry Development Proposal

After reviewing the recent Old Quarry Development layout for the area above George K. Pinney park and marina we have the strongest possible objections about this issue. We feel that allowing this piece of historic and geologically significant land to be used as a campground or R.V. park (or any other private structure(s) that would occupy less than 5 acres of land per occupant) would be a grave error. The following is our evidence for taking this stand:

In Door County’s vision statement it is stated: “Large, contiguous areas of open space and natural features are maintained, protecting ground (drinking) and surface water quality, wildlife habitat, and environmental corridors while providing scenic vistas and recreational activities for both residents and tourists to enjoy.” It further notes “Highway corridor development should avoid further strip development and loss of community separation by limiting future development density, employing stringent setbacks, and requiring screening of new uses. Note that the future land use maps depict many “outlying” (i.e., non-core) commercial areas, reflecting existing commercial zoning or businesses such as multiple occupancy developments; when redevelopment is proposed for the latter, it should be undertaken carefully and with consideration for neighborhood compatibility.

The Town of Sevastopol lists commercial development and overdevelopment as its top threats, and natural rural environment and water/shoreline as top strengths. As part of a Smart Plan, each of these important features of our community must be primary considerations as the area determines how to handle development proposals. We feel strongly that this particular proposal for the Quarry Development would be AT ODDS with these stated community priorities.

This development of 57 acres with over 100 units would adversely affect property values in the area. We, and we think most others who come to this area for nature, rural quality of life and peace, would never want to live near a site used for this purpose, nor would we consider buying existing property overlooking or within view or proximity of this development.

A large multi-owner development such as this would inevitably increase noise, vehicle odors, and smoke/dust from wood burning fires, to say nothing about the environmental impact of blasting and drilling a well for such a large development.

A project such as the one proposed could not help but adversely impact neighborhood traffic flow and congestion. Pinney Park is currently a haven for fishermen, and important for bringing in pro fishing boats and tournament participants. Increases in traffic would not be an advantage.

The proposed use and structures for this development are totally at odds with existing buildings in the neighborhood, particularly as related to scale and design, and would create a ‘carnival’ atmosphere in an area that has been preserved (up until the present) with history and the pristine environment in mind. It is inevitable that allowing this land to be used for such a project would lead to a major change in the natural character of the area through the removal of natural vegetation and alteration of the topography.

We built our home in 2015, and finally moved here full time this August. We have intended to retire here for all the reasons I have listed, and would be devastated to see the area above Pinney Park used in the manner described in this proposal. Please be responsive to residents’ concerns, the environment and Door County’s historic character and oppose this project.

Mary & Ray Mickevicius
6318 Bluff Ct. Trail
Sturgeon Bay, WI 54235
Dear Jeff,

This letter comes to voice our opposition to the proposed development of the quarry above George Pinney Park into an RV Park and campground. Since the Land Use Board is in the process of reviewing the application for a Conditional Use Permit, we are addressing several of the criteria which you will be considering in that process, especially those about which we feel most strongly.

First and foremost, my husband and I oppose this plan because it is the antithesis of everything that drew us to move to Door County and continue living here for the last twenty-three years. Natural beauty, solitude, art, culture, healthy living and quality of life: these are among the many attractions that drew us to Door County which we believe is a unique treasure. The density of this project will impact all of these things and possibly set a new direction for future projects of this kind in Door County.

As property owners in the vicinity of this project, we are concerned about how it will affect property values. The density of the project, with over one hundred units squeezed into only 57.02 acres is not consistent with other residences in the neighborhood and will change the natural character of the quarry and surrounding area. Such a concentration of people living closely will produce noise, odors, and congestion that will make it less desirable to live in our homes and reduce their value. Without hesitation, we agree that, had this project been in place at the time we purchased the land for and built our home, we would not have chosen to purchase it. Clearly, it will negatively affect property values.

George Pinney Park has enhanced this part of Bay Shore Drive ever since its construction. We see it being enjoyed by boaters, fishermen and visitors hoping to view the sunsets. Building an RV Park close by will change the nature of the park. The peace, solitude, nighttime sky, and beauty we have come to enjoy will be replaced by light and noise pollution, amplified by the rock of the quarry walls.

Also of great concern is the negative impact from the congestion and increased traffic on Bayshore Drive. As bikers, walkers, and drivers who use Bayshore Drive on a daily basis, we are convinced that this project will make the road less safe. Already we encounter obstructions relative to home construction projects, tree cutting, estate sales, open house events and organized biking events. This project could introduce more and larger vehicles which would create more congestion and further compromise safety on the roadway.

Furthermore, we are concerned about the impact this project will have on the general well being of our community. So many people feel strongly that this site is not a good fit for the proposed project because it would be too visible and has so many negative implications for its neighbors and for the environment. Should the project proceed to completion, I believe that there will be ongoing rancor that will not disappear with time. There will be constant reminders, by way of the environment, the air quality, the congestion, the noise, the unnatural interruption of beauty from cement pads and parked RVs, of how
much our daily lives have been compromised. The people in this community care deeply about the Niagara Escarpment and the environmental issues that would accompany building an RV village on a bedrock shelf of the escarpment. This, too, will be unsettling and a source of resentment.

We ask you to please consider these points as you arrive at a decision to reject or approve the Conditional Use Permit. We are most grateful for your consideration and for your service.

Kindest regards,

Franie and Larry Skaff
6461 West Whitefish Bay Drive
Sturgeon Bay, WI 54235
December 16, 2019

Door County Land Use Services
Attn: Jeff Kussow
421 Nebraska St.
Sturgeon Bay, WI 54235

Dear Mr. Kussow:

This is to again respectfully express strong concern about and opposition to the proposed development here in Door County of the Old Quarry on Bayshore Drive into an RV resort/campground. I am writing again because none of all the County and Township officials I have written to prior have provided even the basic courtesy of any response whatsoever.

I own N.E.W. Industries in the Sturgeon Bay Industrial Park since 2000, which has become one of the County’s largest employers during the past 19 years. Our entire family moved here from the Milwaukee area in 2000, and we built our current home at the far west end of Whitefish Bay Road overlooking Green Bay just north of the Quarry. I have lived all over the country, and very simply, we live here because we love the natural beauty and quality of life of this area. I have and do support personally and contribute financially to many positive development and conservation programs in the County.

There may well be some other beneficial use for the historic Quarry, but this RV resort/campground is not it. I understand that the developers have referenced the Hearthside Grove “luxury” RV park in Petoskey, Michigan as the model for this development. We visit Petoskey every summer and I have ridden my bicycle past the Hearthside development many times. I can personally attest that RV park is not located in an area even remotely like the Quarry here. It is not surrounded by expensive homes in a private, secluded and even historic residential area; it is not in a scenic spot on a scenic and quiet road like Bayshore Drive; nor does it overlook any water. Studying that development on the internet, I cannot even imagine how whatever this developer wants to do here in the Quarry can possibly turn out anything like that, and without severe damage to the Quarry itself and total disruption to the surrounding area. I also question the financial viability of the Hearthside Grove development and therefore this proposed development in the Old Quarry, given at last accounting, out of 163 units in Hearthside more than 50 are for sale and more than 60 others are for rent. Who buys another home to park their $1,000,000 RV next to when they vacation anyway? Meanwhile I understand the supposed developers of the proposed Old Quarry development here are soliciting investment from other current business owners in the County, which raises yet additional related concerns.

This proposed development is wrong on all levels. Among other major negatives, this development would not be in visual or otherwise harmony in any way with the existing surrounding neighborhood; it would totally change and conflict with the natural topography and character of the area; it would very negatively affect traffic and safety on quiet and peaceful Bayshore Drive, not to mention even overall public safety concerning the cliffs and general nature of the Quarry itself; it would create noise and light and other pollution; and it would absolutely negatively impact the property values of so many very fine and special homes and properties in the surrounding area and along Bayshore Drive. Would you approve a campground in the middle of Cottage Row in Fish Creek for instance?
This development should not be allowed in this so very special area of our beautiful County. Maybe the County does need a “luxury” RV park somewhere. I cannot comment on that prospect, but I strongly assert that the Old Quarry is absolutely not the place for it. Please recognize all of the negative impacts of this potential development, be responsible to the many property owners and taxpayers in this area of the County, and do not allow this. We do not need such ill-conceived development in this beautiful location in our treasured Door County.

Sincerely,

Chris Moore
6487 Whitefish Bay Rd.
Sturgeon Bay, WI 54235
My wife and I are part-time residents of Sturgeon Bay for many years. I have owned my property in High Cliff Park Estates for 40+ years. Obviously, a lot has changed in these past years and understand RVing is a popular way for many to see the country and our beautiful county.

We also understand campers would like to be near the water since it makes for peaceful surroundings. However, because of the type of soil the quarry has, it creates a potential unsafe groundwater supply for those nearby property owners and clean water rights for us all. The traffic along Bay Shore Drive for both those who live on that street and the RVers attempting to get to the park would be greater and more dangerous. Yes, we have also seen many bicyclists along that road as well.

The quarry is part of Door County's history, which is part of why visitors come -- to see what they can't see in their own area. If we had all the wide highways, same stores and restaurants as their home, why would they come? Part of why Door County is so popular is its peaceful, slower-paced environment, classy gift shops, art galleries, local restaurants, interesting local residents and NATURE.

Please consider a "NO" vote to this RV park.

Donald & Cecelia Cameron
4245 Island Circle Drive
Sturgeon Bay, WI 54235

108 Trinity Court
Coppell, TX 75019
Riemer, Linda

From: Steve Konetzke <skonetzke@jmiservices.com>
Sent: Tuesday, December 17, 2019 1:37 PM
To: Riemer, Linda
Subject: Leatham & Smith Quarry Development

I would like to take a moment of your time and express my opposition to this development. Just looking at the developer’s own picture of the site it is apparent the density is too large. This size development is better suited off a state highway and not Bay Shore Drive. This bring up a number of items that include increased traffic on Bay Shore Drive, water run off with the environmental issues, not to mention sewer containment that close to the shore line. The roads surrounding this development are not designed for the large truck traffic because of the site dumping station for that many RV’s. The increased congestion in the area for boaters & fishermen using George Pinney county park, as well as pedestrian walkers and bikers on the road would be hazardous. With a home just north of the proposed development I am strongly opposed to the development.

Steve Konetzke, CPCU
JM Insurance Services LLC.

Please Note: Coverage cannot be bound from emails, faxes or recorded messages unless confirmed by a licensed agent.

RECEIVED

DEC 7 / 2019

DOOR COUNTY
LAND USE SERVICES DEPARTMENT
Dear Town of Sevastopol Plan Commission,

I am writing today to express my OPPOSITION to the proposed RV village at the old stone quarry on Bay Shore Drive, Sevastopol Township. The proposed RV village does not belong in the former quarry and the CUP should be denied for several reasons, some of which are outlined below.

**Public and Environmental Safety**

- Bay Shore Drive is a designated bicycle route. It is used by bicyclists, joggers, walkers, with and without pets, and even people in wheelchairs. The most logical access roads from the highway to the RV village will be either Carlsville Rd. or Gordon Rd. Either means several miles of travel by trucks and large bus-like RV's down Bay Shore Dr. This represents a huge decrease in safety for non-vehicular users of Bay Shore Dr.
- For example, the current developers have stated that they will bring in 12 inches of top soil to mitigate leaching and runoff concerns. That will require over 2000 dump truck loads of top soil. Just think of the impact that over 2000 dump trucks will have on public safety and road wear while rumbling down Bay Shore Drive?
- Currently the proposed plan is to offer RV sites for seasonal use (8 months). But what if the economic reality is that seasonal rentals aren't appealing and instead weekly or daily rental is allowed? Now instead of 117 RVs twice a year coming and going it now occurs weekly or daily, as is the case in the similar Michigan RV park.
- The limestone walls of the quarry are unstable from freeze/thaw action, rain and wind. How will the occupants of the RV village be protected from the continuous and unpredictable falling rock?
- With 117 potential RV sites, you now have likely over 300 people present in the quarry daily. How do you provide for their safety (i.e. stop them from climbing the unstable walls located all around them, etc)?
- The floor of the quarry is solid rock. But some cracks exist. How do you protect the groundwater from downward movement of site contaminated storm water? How do you protect the aquifer that all of the nearby residents use for drinking water and household use? Even bedrock covered with 12 inches of soil is highly susceptible to leaching of contaminants into the groundwater. And no, the use of "organic fertilizers" does not mitigate the risk to the water quality and growth of algae in Green Bay.

**Noise, dust and odor**

- The quarry is a rimmed ¾ round bowl with 1/4 open on the bay side. It is a perfect amphitheater. As such noise will be amplified within the bowl and sent
upward and outward. The proposed development will have 117 sites densely packed onto the site. As a small village of about 300 or more people, activity (noise) in the "bowl" will be heard easily for up to a ½ mile in all directions.
- The site is to have a holding tank located within 70 feet of the shoulder of Bay Shore Drive on land currently zoned single family home residential (SF20). It is estimated by the developers that the holding tank will receive 12,192 gpd. Yet in their well water calculations the max. daily need is stated at 20,475 gpd. Therefore, the daily sewage could result in 2-3 semi-truck loads per day. The tanks are located very near existing residences. And the land owners are still actively marketing single family home lots across the street from the holding tank (100 foot distance). The pumping out process produces strong odors and is loud. This decreases the quality of life and property value for those living near the holding tanks.
- The developers have stated that extensive work will need to be done to provide the infrastructure necessary for the RV village. This site development work would include blasting of the rock to allow for water, sewage and electrical services. The rock would then be crushed on site. Truckloads of top soil are proposed to be brought in. Extensive roadways/driveways need to be built to allow entrance to the village. All of this work would generate months of noise, dust and heavy traffic.

Similar to other uses in the area

- In a word "no", nothing about the proposed RV village is similar to other uses in the area. The area is residential with single family homes. 117 "lots" densely packed on 55 acres is totally different than what surrounds the site. Plus, it is unclear if a motor coach with bungalow offering is appealing or viable. A similar site in MI has many unsold lots and has had to resort to weekly and daily rentals. What happens if this development isn't viable long-term?

Not the right location for an RV village

- I have only listed a few of the issues that exist with putting a RV village in the old stone quarry. Just way to many complicated issues that need to be addressed to allow this use. To be brief, I have only focused on how the proposed use creates noise, odor, dust, environmental and public safety issues. Many other issues exist.
- The proposed development is of a scale, design and density that it is completely out of character with the area it is in. In short, this isn't the right location for this type of development.

Sincerely,

Charles Baer Ph.D.
4863 Bay Shore Dr
Sturgeon Bay, WI 54235
828-551-1641
December 11, 2019

Jeff Kussow
Land Use Services of Door County
421 Nebraska Street
Sturgeon Bay WI 54235

Dear Mr. Kussow,

As a homeowner in the town of Sevastopol, Door County for the last twenty years, I am writing to state my objection to and opposition of the application for Conditional Use Permit (CUP) filed recently by Quarry Bluff, LLC on behalf of Margaret Dreutzer.

While I am not opposed to a RV camp in Door County, my family and I are entirely opposed to a development such as this at the site of the former Leathem & Smith quarry for the following reasons.

I do not believe the developers have provided substantial evidence in support of several of the seventeen requirements necessary to grant approval of their CUP request. Most notably requirement #1, Negative impacts on existing property values. The study they cite from a real estate agent in Massachusetts does not in any way indicate the effects of a RV camp on existing single family homes. However, it does reference the negative effects of fracking, which as you know is the use of explosives in the ground. This is something the developers propose to do in the bedrock at the old quarry site, which will definitely have a negative effect on property values and possibly damage existing homes.

The second study they cite from a Georgia University professor regarding property values in and around Atlanta Georgia has little or no bearing on the conditions and property market of the community surrounding the old quarry here. It is a reference irrelevant to this proposal. Additionally, this study presents no evidence related in any way to a reclaimed rock quarry, which will require a 40,000 gallon human waste holding tank.

Additionally, in point #9 of their reasons they state that the $ value of the motor homes on each lot will likely exceed existing values in the area can be proven as simply not true. This indicates their ignorance of the existing neighborhood and implies their disregard for an area they will not be living in, only developing to make large sums of money for themselves. Current homeowners shouldn’t be burdened to fulfill an underserved market.

However, I believe the points they cite in evidence of requirement #2 Similar Uses, is by far the most glaring in their inability to prove something like what they are proposing exists nearby. Pointing to similar densities and square footage of nearby lots whether or not they are rented or owned does not qualify as evidence it is similar to a RV camp in any way. They state, “the only difference is that homeowners in the development will be a Class A Motorcoach Enthusiast.” This only difference is precisely the main difference and proves this development does not belong where it is proposed. These high priced RVs are vehicles and will not be in residence all year by their very nature. A current
resident does not pick up and move their very substantial single family home if they temporarily leave. In section 18 of their application they further state, “Other than a few campgrounds located in the county that set aside a couple of campsites, there isn’t a facility that caters 100% to the class A motor coach market.” Again, proving in their own words that this proposal does not meet criteria #2 for Similar Uses.

Additionally, I will point out that the application shows a tax parcel circled as 2511P in their documents which clearly shows land directly on the shore of Sturgeon Bay with over 800 feet of shoreline and thousands of square feet on the opposite side of Bayshore Drive from the development. This can only mean future pedestrian, pet and vehicle traffic crossing the road at all times of day and night causing potential safety hazards. The traffic studies they provide do not address increased crossroad traffic. These are concerns the developers will be washing their hands of after they build it out and leave it to us and the town and city services to deal with. This shoreline parcel lies only 400 feet from the 200 feet of shoreline we own, thereby increasing the noise levels at our property which will interrupt the peaceable enjoyment we have paid for the last twenty years.

Lastly, I provide more concerns regarding this proposal in the enclosed letter I sent to the Town Supervisors back in July, which raises not only safety and hazard concerns, but also concerns of the future management of this development. The developers will not be involved. By their own admission, we will have to deal with an unnamed out of state management company who will be responsible for things like dark skies outdoor lighting compliance, the health hazards and odors of the daily pumping of 14,000 gallons of human waste, pedestrian safety and increased daily traffic of up to 234 more vehicles.

The only negative I can see in not approving this CUP request is the potential lost tax revenue for the town and county. Which is why I would strongly suggest the developers look elsewhere in the county to find a piece of land which would be suitable for this proposal in so many ways that this site is not. The over-engineering this site will require just to satisfy the requirements proves it is simply not appropriate for this type of development but will in no way guarantee a safe environment after it is built.

Speaking for my family and myself, I believe we who have made decades of commitment and paid taxes to the town and county stand united in opposition to the destruction of the beauty and character of our neighborhood. We urge you to make the right decision by denying this CUP application. It is simply wrong for this location.

Sincerely,
Glen Guszkowski
4851 Bayshore Drive
Sturgeon Bay WI 54235

From your website:
We are a government that listens to its people, promotes a diverse and vital economy, values fiscal responsibility and enhances the natural and aesthetic qualities that have for so long made Door County a premier place to live, work, and visit.

7155 W. Oakview Ct.
Mequon 53097
July 29, 2019

Sevastopol Town Board
4528 State Highway 57
Sturgeon Bay, WI 54235

Sevastopol Town Board Members,

We residents of the town of Sevastopol residing near the proposed campground at the old stone quarry above George K. Pinney park ask you to consider the following concerns regarding this proposal. This is only a partial list of concerns. As supervisors, we believe your responsibilities lie mainly in two areas, the safety and quality of life for the residents. We would include property values in the latter. It is quite clear there are many serious questions to be answered in both areas regarding this proposal.

1. Safety of the residents and visitors to Pinney park as well as travellers on Bayshore Drive from significantly increased traffic and congestion at the entrances to both the park and the proposed campground. Also, a significant increase in activity on and near two rock bluffs of questionable stability.
2. The negative effect on existing property values which are predominantly single family homes situated comfortably on suitably sized lots when compared to an extremely high density of cement slabs and much smaller structures perched on top of a rock quarry bed.
3. The ongoing financial stability and safety concerns of the RV lifestyle concept of very mobile residents who may or may not make a long term commitment to the town and county. The property on which this idea is based in Michigan will rent their properties by the night, allowing access to virtually anyone to the area over night. Inquiries show that fully one third of the spaces are already for sale because it is a mobile lifestyle that allows frequent moves by the owners. Is this the type of transient resident the town needs?
4. Unnamed out of state investors looking to get rich are the main funding for this adventure and need to be identified and properly vetted.
5. A Michigan company will be “managing” and marketing this property to prospective buyers. One of the developers claims he’s not going anywhere and is still involved in Northhaven condominiums, but when problems arise in the campground, we will have to rely on public services from Sturgeon Bay and Sevastopol to respond. He, like the unnamed investors may or may not continue to be involved in this once it is built.
6. Because this concept does not exist anywhere in Door County, the speculative bet that all units will be sold at the prices they are hoping is nothing more than that, speculation. And if the site is rezoned as a campground and units do not sell, the owners may be forced to lower their admission standards to recoup their investment and we will end up living next to a basic campground.
7. The family trust that owns the sight also owns a number of shoreline properties on both sides of Pinney Park. Some years ago, they gave access to a stone quarry in operation when the city of Egg Harbor was rebuilding their dock. Trucks filled
with rock were running up Bayshore Drive every thirty minutes to load barges using one of these properties as a loading site to ferry the rocks up to Egg Harbor. After complaints from neighbors on Bayshore Drive, the town shut down this unapproved operation. Our concern is that if there are 117 units of people up on the bluff, there is an incentive for the trust to sell these properties to the campground for lake access. Just like the quarry, they haven’t been able to sell them to anyone. This would increase the pedestrian and vehicle traffic crossing Bayshore Drive at a dangerous curve.

8. More recently, a resident out walking on Bayshore Drive noticed a portion of the roadway near the approximate location of the proposed entrance to this campground was collapsing. He called the highway department which closed the highway while they reinforced the bank on which the road sits. What damage (and the required repairs) will thousands of trucks using this same roadway cause if normal local traffic has already weakened this road?

9. An RV/campsite at this location appears out of place with regard to the town’s goal to create a new ten year comprehensive town development plan for the future welfare of the town and it’s inhabitants.

Considering the size and scope of this proposal and its potential impact on the immediate area as well as the town and indeed, the entire county, we urge you to take adequate time to weigh all factors in making your recommendation, some of which are undoubtedly yet to be uncovered or divulged. We further urge you not to recommend granting a CUP for this type of development and to work with the trust owner and residents to find a use for this property more in line with your ten year plan and similar to the single family homes that completely surround this property.

Sincerely,
Glen & Nancy Guszkowski
4851 Bayshore Dr.
12/10/2019

Door County Land Use Services
421 Nebraska Street
Sturgeon Bay, WI 54235

Re: Opposition to Quarry Village RV Park

Dear Door Land Use Services:

I am a primary stakeholder in the Quarry Village RV Park issue. I live on Bay Shore Drive.

Almost daily I am either biking or jogging past the quarry on Bay Shore Drive. Safety is a constant concern, particularly on Fridays and Sundays during the tourist season. Traffic can be brutal. Adding another 117 RV’s towing boats or autos will simply aggravate this ongoing problem for me, and many others, along the roadway. More diesel exhaust is also not an attractive prospect.

My second concern is the environmental impact of the development. It will be built on the bedrock of the Niagara Escarpment. What is to happen with all the sewerage and runoff? My guess is that most of it will end up in Green Bay. NOT GOOD!

My third concern is quality of life. I moved to Door County for the natural beauty and solitude Door County affords. I am deeply offended that an out of state developer is attempting to interfere in my quality of life for his/her own profit. 117 parking pads at $200,000 each comes to about $23,400,000. That’s a lot of profit. Please do not allow this to happen.

Please, please, please. Do not allow this project to proceed. It will affect the quality of life and the environment for generations.

Thank you.

Kenneth M Hartenian

6211 Bay Shore Drive
Sturgeon Bay, WI 54235

RECEIVED
DEC 13 2019
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
To: Mr. Jeff Kussow

December 13, 2019

I am an old decorated combat war veteran (Vietnam) so to my wife’s consternation I am somewhat prone to more easily calling out “lies” rather than using the word “misrepresentations” or the phrase “stretching the truth” - anyway, I blame my military experience for my blunt talk.

I’ve read the Conditional Use Permit to develop an RV park/village at the Old Stone Quarry.

- An RV Park with multiple times per day roadside pumping of sewage will not have a negative impact on nearby real estate values?
- A 117 motor homes going in and out of a compact area is similar to other uses in the area?
- The Quarry Wall will act as a noise barrier? (Not a reflector?)
- No noticeable odor will be created by either the pumping of sewage or the large wood burning community campfire?
- Dust? 10 years of construction?
- You can go double the speed limit, 70 MPH, and still have safe entry/egress? (There is a curve that is close to the main designated entrance)
- The buildings will contribute to the Visual Harmony of the rock strata?
- The natural character of the area will not change?

I can go on but I think you get my point.

Maybe lawyers will say the above statements are just typical verbiage to put as positive a spin as possible on the various topics. If you agree with my characterization as to what these are – then the application must be denied.

Regards,

Dan Meyvis
4857 Bay Shore Dr.

RECEIVED
DEC 13 2019
DOOR COUNTY LAND USE SERVICES DEPARTMENT
December 13, 2019

Dear Ms. Mariah Goode,

I am writing to you to state my strong opposition to the proposed RV Village that has been proposed for the Old Quarry at George Pinney Park. Our house is located at 4857 Bay Shore Drive, which will be directly affected by the noise, traffic, ecological impact of the development, as well as adversely impacting our property values.

Case in point - In June of this year, my Mom and Dad sold their house directly overlooking the quarry in two days for their full asking price of the house. On September 7th, another family selling their house on the bluff were preparing to show their house to prospective buyers. The buyers found out about the RV park and wanted nothing to do with the property - cancelling the showing. Another property owner who bought land overlooking the quarry on Whitefish Bay Road with plans to build, has no intention of building on that land plot if the RV Development is approved. So our property values are already being affected.

This RV Development is unlike anything else in this area. We have a quiet, residential area along the shoreline that we cherish. I have never even SEEN an RV on Bay Shore Drive - we have walkers, bikers, strollers, and a multitude of people jogging and exercising - we are a hub for silent sports enthusiasts. The RV Development will bring noise (the quarry rock acts as a megaphone in conjunction with the water), fumes, oversized traffic on a small two-lane road, pollution, holding tanks being emptied multiple times daily within sight and smell range of our house. This will impact our daily life and lifestyle - we would never have chosen this site for building our house had we any idea that this might take place.

Also, the holding tanks for the proposed project will not only be an eyesore along this beautiful drive, but the waste disposal truck traffic, odors, fumes will all negatively impact residential area.

The proposed development will create noise, odor, dust, as well as pollution, fumes, and chemical runoff from the landscaping fertilizers, weed control, bug control, and chemicals used in operating and maintaining RVs. There is no place for the chemicals to go except onto the neighboring soil and Sturgeon Bay. This is not an environmentally friendly proposal....and not in keeping with the ecological conservation of the area.

Speaking of conservation - please think of the number of animals that currently inhabit the quarry that will be displaced by the loss of their homeland - bald eagles, foxes, deer, and many other animals call the quarry their home.

Also, the conditional use point of “Provision of safe vehicular and pedestrian access” is truly a concern. The proposed access is immediately at the end of a curve - drivers unfamiliar with Bay Shore Drive and all of the pedestrian traffic will not be alert to the many others using the road as well as the shortened reaction time due to the curve. The danger is real....and who is liable when the disaster happens? This development will adversely affect the traffic flow and safety of our residential area.

In an emergency, if there is one road up to the quarry - even if there is an additional emergency vehicular drive - can you imagine 117 RVs (or even cars) attempting to evacuate the area? Emergency services will be challenged to serve up on the quarry.
In conclusion, the RV Development is not visually, aesthetically or philosophically consistent with the tranquility of the neighborhood. Every aspect of it screams imbalance and discord to our lifestyle. My husband and I invite you to come to George Pinney Park and sit in the pavilion. Enjoy the natural beauty, view of the Bay, magnificence of the Niagara Escarpment, and abundant variety of silent sports enthusiasts that embrace the area......and you will become aware of the overwhelming impact this RV development would have on our daily life, house value, and serenity. We are at Ground Zero for impact from this proposal.

Please help us protect the Door County we cherish.

Sincerely,
Cheri Meyvis
December 8, 2019

Drs. Jill and Robert Gershan
4755 Bayshore Drive
Sturgeon Bay, WI 54235

Dear Mariah Goode and Members of the Door County Land Use Services/Planning Department,

This letter is in response to the conditional use permit filed for the Leatham and Smith Quarry property. Please know that we are opposed to the granting of the conditional use permit because the development of this property into a high-density RV park is not consistent with the Town of Sevastopol 20-year Comprehensive Development Plan.

With regard to the Town of Sevastopol 20-year Comprehensive Development Plan, the RV park development is not congruent with the goal to “maintain and protect significant natural resources that characterize the town’s natural landscape”. Specifically, with regard to the Niagara Escarpment on which the Leatham and Smith Quarry property resides, the objectives of this goal clearly state to (1) “preserve the natural base and primary environmental corridors which contribute to the maintenance of the ecological balance, natural beauty and economic well-being of the town”, (2) “protect areas having severe soil restrictions from development”, (3) “discourage development that will interfere with important natural resources”, (4) “preserve and protect the historic resources of the town to promote the educational, cultural, and general welfare of residents of Sevastopol and provide for a more interesting, attractive and vital community”, and finally, (5) “continue with advocates to protect and preserve the Niagara Escarpment” (quotes are cited on Page 9 of the Sevastopol 20-year comprehensive plan (S20CP)). In addition, The Wisconsin Historical Society recognizes 47 places of historic significance within the town of Sevastopol. The Niagara Escarpment is a designated Land Legacy Location and “has high potential for recreation and education” (page 14 of the S20CP).

Clearly, development of the Leatham and Smith Quarry property into a high-density RV park does not conform with these goals and objectives as outlined in the S20CP.

With regard to Land Use Development (page 19 of the S20CP), “proposed residential development is expected to follow the town’s existing growth patterns”, and any new residential developments should consider design that integrates the surrounding environmental features or has minimal impact on them”. Development of Rural Residential areas (lands adjacent to concentrated residential developments (i.e Bayshore Drive)), should continue at modest densities”. With regard to mixed use, “future growth in these areas should be consistent with the character of these communities, while limiting conflicts with existing land uses”. The existing residential land use along Bayshore Drive is one of idyllic quiet beauty. A high-density RV park along Bayshore Drive would have maximal negative impact with regard to traffic, noise, odor, glare, signage, parking, and truck deliveries in this area.
The corridor along Bayshore Drive and the Niagara Escarpment of which the quarry land encompasses is one of the most beautiful in all of Door County and a gem for the town of Sevastopol. This corridor attracts nature enthusiasts, hikers/walkers, bicyclists, and boaters. The road is narrow with narrow bike/walking lanes. Clearly, a high-density RV park will disrupt the natural environment and impact transportation in the area. The resultant heavy vehicular traffic will most certainly pose increased danger to the people who have come to enjoy the natural beauty of Bayshore Drive. Objectives defined under the S20CP Transportation Strategy (page 34) state, (1) “Promote opportunities for walking, hiking and biking throughout the community to enjoy the natural character of the community, and (2) Discourage the development of roadways in environmentally sensitive areas such as soils with severe engineering limitations (page 34 of the S20CP)”. With further regard to transportation, page 20 of the S20CP document states, “future dense developments are encouraged to include well-connected street patterns that offer several route options and avoid concentrating traffic on fewer streets”. Again, the development of the high-density RV park is not consistent with these objectives and the proposed transportation routes in and out of the RV park do not follow the directives cited in the S20CP document.

The Leathem and Smith Quarry property is the perfect property to be developed into a future park and recreational facility. Under the Future Land Use Designation (page 21 of the S20CP) there is a statement to “consider eco-tourism of threatened, natural environments in the town, such as the Niagara Escarpment, to support conservation efforts”. “The character (of natural areas) should be protected by discouraging any development that would adversely impact the environmental quality or natural function of these areas”. “To ensure the rural character of the town is preserved in the future, environmentally sensitive areas should be protected from development. Future developments are strongly encouraged to integrate these natural areas into their designs”. A high-density RV park is does not consider eco-tourism.

The goals of Economic Development include: (1) “Enhance the natural character of the community to ensure the attractiveness of the Town to tourists”, (2) “Support Eco-Tourism in the Town. The Niagara Escarpment, rural/rustic bike routes and state and county parks provide opportunities to bring nature enthusiasts to the area that could spend money in the community at local restaurants, the farmers market and other businesses”, (3) Encourage local economic development opportunities that exist in harmony with Sevastopol’s rural atmosphere and support the local tax base”, and finally, (maintain the rural appearance of the landscape and minimize potential negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries etc.”. Again, development of the high-density RV park is in conflict with these objectives (outlined in the S20CP (page 30)).

For the reasons cited above, there is tremendous opposition to the development of the high-density RV park on the Leathem and Smith Quarry property. Not only would this development negatively impact the existing residents in the area, this development is in direct opposition to the goals and objectives outlined in Sevastopol’s 20-Year Comprehensive Plan and would negatively impact all residents as well as tourists visiting Sevastopol and Door County. Such a
development jeopardizes the natural beauty and environmental resources of the area that are valued by both the residents and tourists.

If the conditional use permit is to be denied, what would be the next step in development of the Leathem and Smith Quarry property? We envision that this land would be purchased through a community fund raising effort with the intent to preserve its use for both visitors and residents. This land is prime to become an extension of Pinney Park. The unique features of this historic area present exceptional recreational and educational opportunity which would attract visitors and residents alike. Such development would remain congruent with Sevastopol’s 20-Year Comprehensive Plan and the values and visions of both residents and tourists that visit the area. Once this gem is developed without the goals and objectives of the residents of Sevastopol in mind, it will be gone forever.

Respectfully Submitted,

Jill and Bob Gershon

Bob Gershon
Riemer, Linda

From: Riley, Bryan
Sent: Friday, December 13, 2019 10:16 AM
To: Riemer, Linda
Subject: FW: Usage Thoughts For Younkers Building

Bolded the relevant part for you.

From: lee1225@mtco.com <lee1225@mtco.com>
Sent: Wednesday, December 11, 2019 9:34 PM
To: webmaster, <webmaster@co.door.wi.us>
Subject: Usage Thoughts For Younkers Building

While I live in Central Illinois my wife and I are frequent visitors to Door County. We visited five times this year, usually staying for two weeks each time. We just spent our fourth consecutive Thanksgiving in the area. For the past several visits we have rented a house in Sister Bay. We’re a couple of 83 year olds who love Door County.

We spend quite a bit of time in Sturgeon Bay, mostly at the book stores and the thrift shops. The one need we always have of course is the use of restrooms. The only place we’ve found to be available and convenient is the library. I think it would be a fantastic idea to provide public restrooms in the Younkers building. It’s in a great central downtown location and it would also ease the pressure on the businesses who don’t have public restrooms and must turn people away.

I'm aware of the consideration to use some of the Younkers space for document storage for the Museum, Historical Society and possibly the library. That would be an excellent use. I've been asked by personnel from all three organizations to consider them some day when I give up my Door County book collection.

I currently have 667 books either about Door County or by authors who have some connection to the area. Those include fiction, nonfiction, children's, poetry and cook books. Only 29 of my books are NOT signed.

Anyway, just wanted to offer my thoughts.

I’d also like to offer my thoughts to those powers to be who are considering approval of the RV park at the quarry. Surely they are sufficiently intelligent to grasp the negative impact such a facility would have on the entire area.

Lee Wilder

13575 Glenmar Drive; Pekin, IL 61554-8198

(309) 346-7245
Noise and odor—the contractor is proposing to grind the stone that is dynamited out of the surface in order to use it as fill. This will obviously not be enough for a project of this size. How much more will need to be brought in, perhaps as much as 1,000,000 cubic feet or more? How much noise will be generated by the on site grinding, how much dust? The contractor has suggested that there should be an average of 33 truck arrivals a day. That’s 4+ each hour during an 8 hour day. To bring in the extra fill, the topsoil, home construction materials, concrete, asphalt, landscaping materials will take years.

Traffic flow—the contractor has pointed out the number of county and private contractors trucks which are often parked on the shoulders of HWYB due to inadequate driveways. Class A RV’s are about 8 1/2’ x 45’ which is considerably larger than most of the trucks currently forced to use the shoulders while working. Doesn’t this simply shout PROBLEM? RV’s passing trucks parked on the side of the road will create more incidents. Access to HWYB from 42 is an unaddressed problem. How many will try to wend their way through Sturgeon Bay?

Visual harmony—there are perhaps two or three small pre 1940’s cottages still in place on Bayshore Drive that are as small as 1200 sq. ft.. Except for these all the homes in the area are considerably larger and built on much larger lots. There is no area anywhere near that has as dense a population as that proposed here. It may be legally acceptable but it is certainly not similar to any other area within miles.

Alteration of topography—The quarry provides a beautiful, natural landscape. This project would completely destroy it. Laying millions of cubic feet of fill and topsoil, trying to grow trees in large berms which may or may not work, putting in asphalt roads, excavating several ponds, building up to 117 single family homes, parking 117 RVs on concrete slabs, adding several parking lots, tennis courts, pickleball courts will certainly alter the topography of the area. No one I know would call it an improvement.

Financial assurance—the developer says he almost has sufficient financing in place to complete the installation of the infrastructure. Does that include ALL common areas, parking lots, roads, ponds, clubhouse? What about the holding tank, storage sheds, entrances, exits? The developer tells us the worst case scenario is that we get a “nicely” landscaped plateau if he goes bust. We only get that if he even gets that far. It’s more likely that when the project goes belly up we wind up with a site with sewerage channels partially blasted out, ponds going stagnant and nothing finished. This developer has
several other projects underway in Door County none of which is close to completion. Most of us prefer it the way it is.

Liability- despite the fact that the county and the Door County Land Trust were not interested in acquiring this property at least partially due to liability issues the developers seem unconcerned. This is a serious concern since this past winter several large rocks fell from the side of the quarry to the bottom. Therefore, if this proposal is approved we would hope the developers, the LLC, the investors and the owners association assume all liability for any and all property damage, injuries or death due to rock falls from the cliff face. I could not find this issue discussed any where in the CUP.

Other issues-

Shoreline-I was unaware that the project was to include a 300’ stretch of shoreline, docks and breakwater. Has the DNR approved this? Are there to be buildings there? Will this be part of the early completion infrastructure?

Occupancy issues-we are told that buyers of these lots will have RVs. Does that mean if someone approaches the developer and wants to buy a lot but plans on buying a RV at a later date he will be refused until he can show ownership of an RV? If someone buys a lot builds a home and simply never gets a RV do you evict him? The target demographics as mentioned are 55-75. These are people nearing or just past retirement. How many buyers will decide to retire and move into the single family house they built permanently? The campground occupancy restrictions appear to apply to RVs but not single family homes. I would think occupancy restrictions will be challenged in court fairly soon. Anyone who wants to quit the RV scene but wants to be in Door County either seasonally or year round will want to use the home they built on the lot they bought. That’s human nature. Deed restrictions are notoriously difficult to enforce. A homeowners association doesn’t like to sue its members, its expensive and in this case it may be not be enforceable. The developer may well be building a subdivision not an RV park. I believe he used the word subdivision at least once in this application.

Summary-this may be harsh but building 117 substandard homes (in size, quality of building materials and construction shortcuts), on 117 substandard lots (below the usual
size found in this area for single family homes) sounds a lot like the starting point for a
slum. Remember no slum is built to be a slum. None start out as a slum. Changing
economic conditions, changing demographics of residents or a change in the popularity of
certain activities can hurt any area. If I've insulted the developer I'll apologize when
proven wrong.

Finally, many of us atop the bluff bought our properties because the quarry was there, not
in spite of it. We were told by our realtors that developing this site was virtually
impossible. They covered themselves of course with the word “virtually”.

The owner apparently never considered discussing the situation with her neighbors or the
BSPOA. We would all have tried our best to raise the money to purchase the quarry and
donate it to The Land Trust or the county. We still would.
Dear Mariah Goode, Jeff Kussow and Sevastopol Town Board.

The RV Village at Quarry Park will be an outsized and permanent scar on one of the most unique, historical, and beautiful places on the peninsula.

This is both by direct impact and the (bad) example that this plan represents. When I first saw the proposed layout, I thought it was some clever, satirical artwork making fun of irresponsible development in Door County!

Please respect the future visitors and residents of the county and deny the conditional-use permit for this ill-conceived, quick-buck development.

Granting a conditional use permit would permanently preclude all future appropriate uses of this very special site!

Thanks for reading!

Perry Sandstrom
QUARRY BLUFF/DREUTZER

CUP

LETTERS IN OPPOSITION RECEIVED BEFORE CONDITIONAL USE APPLICATION FILED
We have been a full time residents for 20 years and all-season visitors for 20 years before that. For the last 16 years we have resided on Bay Shore Drive. IT IS HARD TO BELIEVE THAT THE QUARRY RV VILLAGE ABOVE PINNEY PARK IS EVEN BEING CONSIDERED! We have entertained the current owners over the years and consider them Friends. We are NOT trying to take away their right to profit on land they have held for ages. But we have always wished the quarry would stay as is. It should have a simple visitors center (perhaps carved into the stone) to mark the historical value this wonder of commerce represents to this community. People from all over the world are still using and enjoying the stone that was quarried here.

So if this development is up for discussion, Please Consider Purchasing and adding to one of our Wonderful Parks to hike, photograph, picnic and take in an Incredible Sunset from above the water line. Not to mention the views from the water off the bay! This is an Exposed and Remarkable example of the escarpment we are fortunate enough to live on. Nature is our thing, but every once and awhile Man does something to nature that people love to take in because it is amazing, i.e. Hoover Dam. Leave it alone, protect and promote its History. Make it a Park and Pay for It, or it will be lost to unnecessary development and the clogging of one of the most beautiful drives in the state.
No one in a car ever likes to be stuck behind an RV on the Highway. Imagine how the increased traffic and lack of suitable cross roads in the area could spoil a leisurely drive, or an important commute on this Great coastal road.

We would be Happy to lend our marketing expertise to help create, once a year, a Jazz Festival in that Beautiful, Natural Amphitheater to help regain some of the quarry purchase funds. Logistics that would please all, are easier than you might think.

That would allow the Wise people who bought, and built, above the quarry to keep the beauty they paid for and enjoy some cool music on a great weekend instead of looking at an aerial view of a subdivision they never could have anticipated.

Frankly, this area could use a Home Depot or a Kwik Trip more than an RV Park. There is a lot of land available that is more suited for this purpose than the Quarry. Buy the Quarry make it a Park and enjoy it, Don't Develop It!

Sincerely,

david b. cottingham
producer/director
4062 bay shore drive
door.tv

920.495.door (3667)
david@door.tv
Oct. 7, 2019

Re: Quarry RV Development

As year round residents at 6917 Bay Shore Dr. Egg Harbor, and members of the Bay Shore Property Owners Assn., WE ARE TOTALLY AGAINST this Quarry Proposal. It is not suitable in any way for this location.

Also, we are ESPECIALLY SUSPECT of the 9/24/19 addition that was added to the Town of Sevastopol 20 year comprehensive plan and request that the addition be removed.

William and Geraldine Rix

[Signatures]
October 8, 2019

Ken Fisher
Chair – Resource Planning Committee
Door County Board of Supervisors
421 Nebraska Street
Sturgeon Bay, WI 54235

Dear Ken:

We are writing to express our strong opposition to the proposed RV Village in the historic Leatham and Smith Quarry on Bay Shore Drive in the town of Sevastopol.

We have owned our home on Bay Shore Drive since 1973 and have seen many changes to the scenic area including the development of the safe harbor in George Pinney County Park. We would like to see the “Quarry” to be preserved for future generations to learn about the history of Door County and the Niagara Escarpment.

In our opinion the proposed RV Village Campground will adversely affect property values in the area and will harm the quiet residential nature of Bay Shore Drive. The project is not similar to other uses in the area especially when considering the high density of the development. The project does not contribute to the visual harmony with existing building in any way. When the safe harbor was developed, George Pinney worked with the neighbors to reduce the amount of lighting at the park. This project will greatly increase light pollution in the area.

In addition we are concerned about the flow of traffic (large motor homes pulling cars and dump trucks full of soil) on scenic Bay Shore Drive. The road is currently used by many people involved with silent sports, including the many bicycling and running events held during the summer months. As we drive to Sturgeon Bay we often see joggers, walkers, bicyclers and even a few wheelchairs using the roadway. The high volume of large vehicle traffic will cause a tremendous danger to those people on the road.

This project will have a major impact on the natural character of the area including the wildlife, ecology, environment and the destruction to the Niagara escarpment. The proposal to have high capacity holding tanks for sanitary waste adds additional concerns with odor and traffic.

For these and other reasons we request that a conditional use permit for the RV Campground be denied.

Sincerely,

Barbara & Doug Henderson

RECEIVED
OCT 17 2019
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
I am writing this letter to state my opposition to the proposed Quarry RV Park. What concerns me the most is that this development is even considered in such a residential area. The Owners on the bluff can hear people talking when they are on top of the quarry—yes, the kids still go there. Think of the noise that they will need to endure if this area is now an RV Park, not to mention their views. Another concern is the traffic on Bay Shore Drive. This road is an icon for Door County and used by many walkers, runners and cyclist. The traffic and noise from large RV’s traveling the road pose a safety issue. What about all the locals and visitors that use the Park? They come there to see the sunsets and the stars at night. With an RV park above and the lights that come from the park, this will no longer be a place to view the stars. Also, the park will no longer be a peaceful place to visit. One of the biggest concerns that I have is the impact to the land itself. This area is comprised of stone and there is no place for waste to be filtered into the land. Instead, it will be pumped down to the bottom of the quarry. Now we will have waste pump trucks there daily. This is not scenic for our visitors to the area, not to mention the noise and the odors. This land is not appropriate for dwellings and especially at this density.

What happened to the zoning for new homes. This is a 57.02 acre site with 117 proposed units and option of 115 small homes. These units are more than a mobile RV, they are also proposing homes. Thought the minimum lot size was 1 acre. Take away all the common space, roads and infrastructure and each site will most likely be less than ¼ acre or equal to a city lot. There also seems to be a hidden agenda in this development and that is the changing of the zoning of a campground to now include permanent structures. A campground should remain zoned as it is and not include permanent structure for transient use.

There is nothing wrong with an RV park, however there are many other more appropriate sites that it could be developed on- ones that have soil and are less populated. The other development that this is modeled after is located in a light industrial area and also on a main highway.

How is it the county sold this property to private investors? If I am not mistaken, the homeowners on the top of the bluff owned some of the quarry property and deeded it to the county. I am sure that they did this to conserve the area and not to have the land sold off for a highdensity housing project.

I am hoping that you will agree with stopping the CUP for this development. Although there are many positives, such as increased income taxes and possible jobs, I hope that you look at the long term long-term negative effects it would cause to the physical area and the tourism.

Julia Redwine
3777 Bay Shore Drive
Sturgeon Bay, WI 54235
October 5, 2019

To: Door County Land Use Services  
Attn: Mariah Goode and Jeff Kussow  
421 Nebraska St.  
Sturgeon Bay, WI 54235

From: Kenneth Hill  
6435 W Whitefish Bay Road  
Sturgeon Bay, WI 54235

Re: Quarry Development Project

The purpose of this letter is twofold; Part 1: this is an effort to keep several investors from making a risky investment in a venture that has a very high probability of failure; and Part 2: due to the likely failure of the project Sevastopol should not grant the Conditional Use Permit (CUP) as the resultant condition of the quarry area will a degraded set of 117 properties that few people will want, resulting in continual resales much like we have seen with 'Time Share' properties across the country.

Part 1:

A few notable 'High End' property development failures in Door County are as follows:

Gibraltar Town Homes (a.k.a. The former Schrieber Property, 9459 Spruce Street, Fish Creek, WI)

Located directly across from the Alibi Dock Marina in Fish Creek this property had the single-family house removed and replaced with 6 'High End' 3 story condominiums that were priced to sell in the high $700,000s. They did not sell and were eventually auctioned off at about half of the original listed prices.

Noble Square

Located near the base of the hill as one approaches Fish Creek on highway 42 from the south. The Calamity Sam's restaurant and owners house were removed and replaced with 4 'High End' 3 story condominiums that were priced to sell in the high $700,000 to $800,000s. They did not sell and were eventually sold at about half of the original listed prices.
Fox Hollow

Located at the top of Hill Street in Fish Creek. This development was originally a totally wooded area on which 8 luxury homes could be built on 8 lots. Lots were originally priced at $99,000; to date only 2 lots have sold and only 2 homes have been built. The prices for two currently advertised lots have been dropped to $45,000. See web links below for detailed realtor information for 4100 and 4130 Fox Hollow CT:

https://www.realtor.com/realestateandhomes-detail/4100-Fox-Hollow-Ct_Fish-Creek_WI_54212_M84036-87243

https://www.realtor.com/realestateandhomes-detail/4130-Fox-Hollow-Ct_Fish-Creek_WI_54212_M74238-17773

NOTE: One of the developers seeking the CUP for the Quarry Development was heavily involved in this failed Fox Hollow project. He should have learned from this misadventure.

Part 2:

Sevastopol should not grant a CUP for the Quarry Development project.

If successful the township’s tax base would certainly increase. However, if the development is a failure the tax base will not be increased much at all and possibly decline as the value of the ‘High End’ houses atop the Quarry lose their value. In addition, one glaring difference between the ‘high end’ failures identified in Part 1 and the proposed Quarry Development is that the failures noted above have at least been kept in good condition as they are attractive structures much unlike the circular road and 117 concrete slabs and some small, mostly useless structures that will not be maintained if the Quarry Development is approved and the Quarry Development project fails.

All who will be casting votes to approve or deny this CUP should realize that, if approved, a precedent will be set such that there will be nothing that can not be built in Door County. Door County will be destined to become Wisconsin Dells North.

Sincerely,

Signature

320 559-2025

RECEIVED

OCT 7 0 2019

DOOR COUNTY

LAND USE SERVICES DEPARTMENT
Greetings,

I'm certain many of you have been contacted by your constituents or concerned Door County citizens regarding the proposed Town of Sevastopol R/V Village on top of the Quarry. It is my hope that all of you have done your homework, have the facts and vetted the information and concerns. Many of the issues I've heard about and I share these concerns are: The fragileness of the Niagara Escarpment; The effects this development will create on runoff from the massive about of impervious surfaces on the depressions or openings where surface water enters the bedrock; That it does not promote a healthy ecosystem; and of course the increased traffic along Bay Shore Drive/County Trunk B.

My purpose in writing to you today is to give possibly a different perspective that you may not have considered yet, on why this multi-occupancy development is not welcome here. That being, it is a safety issue for the pedestrians and bicyclists who use Bay Shore Drive (County B) from Sturgeon Bay heading north all the way to Egg Harbor.

Bay Shore Drive in recent years was repaved. The Door County Highway Commissioner chose to widen the travel lanes to a width of 12 feet and in turn narrowed the shoulders. This widening of travel lanes has caused the speeds of motor vehicle traffic to increase in spite of the posted 35 mph speed limit signage. The narrow shoulders are used by pedestrians and bicyclists. Bicycling on roadway shoulders is generally not a safe cycling practice. With that said cyclists will usually ride the roadway shoulder to appease the domineering wishes of motorists in an effort to avoid conflict. Now if you add large RV’s or motor-homes as well as the additional septic pumping trucks, hauling 3000 to 5000 gallons of sanitary waste, this will add much more than a substantial source of discomfort for pedestrians and cyclist. Also, the wind suck and turbulence from these large vehicles have a profoundly negative effect on safety for pedestrians and cyclists.

Please keep in mind this is one of the top scenic roads in Door County. Door County Visitor Bureau promotes bicycle tourism as a popular growing focus – this road is a recommended Tourism Loop according to the Door County Bicycle, Pedestrian & Recreational Facilities Plan. Bicyclists seek open spaces and lightly traveled roads, like Bay Shore Drive, and the intimate experience that it currently provides. By preserving these opportunities for low-impact and sustainable activities Door County is becoming a cycling destination and will offer many economic benefits. We need to embrace our rural communities like Sevastopol Township and not let large cumbersome developments ruin what we cherish. This “proposed” type of development just does not fit here in Door County.
Respectfully,

Chesla Seely-Anschutz

Sturgeon Bay, WI

“Step with care and great tact, and remember that life’s a great balancing act.” ~~ Dr. Seuss
October 6, 2019

Door County Land Use Services
Attn: Mariah Goode and Jeff Kussow
421 Nebraska St.
Sturgeon Bay, Wisconsin 54235

Dear Ms. Goode and Mr. Kussow,

I am an owner of two parcels of land in the town of Sevastopol.

I am requesting that the wording “Support the ultimate redevelopment of local quarries for residential and recreational uses” be deleted from the Town of Sevastopol 20-year Comprehensive Plan Update.

I would also like to go on record as opposing the proposed RV Village at the Quarry in Door County.

Sincerely yours,

[Signature]

Gregory Britton
5301 Bayshore Drive
Sturgeon Bay, Wisconsin, 54235

RECEIVED

OCT 9 2019

DOOR COUNTY
LAND USE SERVICES DEPARTMENT
Door County Land Use Services
Attn: Mariah Goede and Jeff Kussow
421 Nebraska St.
Sturgeon Bay W1 54235

Re: Old Quarry proposed project Conditional Use Permit

Hello,

I am opposed to this project mainly because of the challenges it places on sanitary waste disposal. The population density of the project promises huge amounts of waste which will be placed in tanks and emptied frequently. The environmental concerns of waste storage and removal built on a bedrock shelf of the Niagara Escarpment are substantial. Developers seem to think that the distribution of one foot of topsoil solves all problems. It does not.

Thank you for your time and your hard work to protect our precious natural resources.

April Pete
6252 Bay Shore Drive
Sturgeon Bay, WI 54235
920.743.2614
Kussow, Jeffrey

From: ROBERT DOLD <robertdold@comcast.net>
Sent: Sunday, October 6, 2019 3:31 PM
To: GOODE, MARIAH; Kussow, Jeffrey; Office@townofsevastopol.com; bspla556@gmail.com
Subject: No Quarry RV Village

Hello,

We are writing to express our strong opposition to the proposed RV Village in the quarry. We think the proposal runs counter to the existing use of the area surrounding it. The area today is a lengthy strip of independent homes with low impact on their neighbors. The traffic, especially of trucks, is quite low, encouraging walkers, bike riders, runners, and other low impact activities. A dense development, especially one requiring heavy use of trucks for infrastructure and maintenance would have an immediate and lasting negative impact on the area. Building a development where there is no soil, sewage, and water availability doesn’t make sense. And a dense RV park of any kind doesn’t fit in at all. We can’t think of a worse place for one. The effect on existing home values will be negative and serious. A development that profits at the expense of the surrounding home owners is wrong. This development should never have gotten so far and should never be approved!

Robert and Jane Dold

5201 Bluff Court
As a nearby resident of the old stone quarry, I am concerned about the proposed RV Village. I would like to briefly point out my concerns (in no particular order).

1. Light pollution
2. Noise when quarry filled with RV’s & cottages
3. Noise during construction (truck traffic, construction equipment, blasting, etc.)
4. Dust/dirt during construction
5. Noise as large RV’s pull boats and/or extra vehicle up slope to the RV Village
6. Traffic on Bay Shore Drive - I have seen large RV’s pulling and extra vehicle and a boat—how would that work on the curves along Bay Shore Drive
7. Number of dump trucks required to add landfill to the quarry during construction (noise and traffic on Bay Shore Drive)
8. On the drawing shown on the Quarry No RV Village website, the emergency exit and the normal exit/entrance are both the same side of a narrow gap before you enter the actual quarry. How would emergency personnel get into the RV Village or people get out if that narrow gap is somehow blocked?
9. How tall would the 3-story cottages be? How tall is the quarry wall that they would butt against? What would the homeowners whose homes and land are on the top of the quarry see?
10. If the Township of Sevastopol has building requirements and setbacks, would any of these apply to the RV cottages?
11. How would my well’s water table be affected?

Please take these items into consideration when reviewing any consideration on alternative usage of the old quarry.

Thank you,

Beverly Engineer
4856 Bay Shore Heights Dr.
Sturgeon Bay, WI 54235
920-495-2427
October 15, 2019

Door County Land Use Services
Attn: Mariah Goode and Jeff Kussow
421 Nebraska St.
Sturgeon Bay, WI 54235

Dear Ms. Goode and Jeff Kussow,

We live on Birch Lane, just off Bayshore Drive in Egg Harbor, and we are writing regarding the proposed RV Village at the quarry site above George K. Pinney Park. Whenever we travel to Sturgeon Bay, which is almost daily, we marvel at how lucky we are to have Bayshore Drive as our route. It is peaceful, beautiful, and relatively undisturbed by traffic. There are always walkers, runners, and bikers taking advantage of the quiet beauty of the area. There is no reason to corrupt the serenity of the area with a large number of recreational vehicles, which will bring huge numbers of people and their accompanying refuse, noise, and sewage.

Other than increased tax income, we cannot think of a single benefit to anyone in the community. Traffic will be greatly increased and the danger brought by the presence of large RVs pulling boats and trailers will be increased. Where will all the sewage go?? How can homes and RVs be placed on a rock with no soil, and how will we preserve the character of the park. We believe the chaos caused by the RV Park will negatively affect the property values of the entire area, which could reduce the amount of tax income increase realized.

We have a unique gift in this area, and in the entire county. If we destroy it, it will most likely be gone forever. Please don’t allow that to happen.

Sincerely,

Larry and Linda Alfred
6782 Birch Lane
Egg Harbor, WI 54209
Dear Mariah

We have been watching with growing alarm the proposal to establish a RV Village on top of the Quarry just two miles south of our home at 5178 Bay Shore Drive.

Mary’s Dad, Clem Habermann bought this property at Little Harbor in about 1940 believing he had bought a little piece of paradise. Mary’s mother, at first did not want to settle in such a lonely spot but spent the rest of her life here and came to love it. Mary’s dad, who was an Ag teacher at Sevastapol, built a modest home mostly with his own hands on the east side of the road at Little Harbor where they raised three sons and a daughter. Some of their then few neighbors are still on the same spots. Mary’s dad later became the Director of the Sturgeon Bay Vocational School. Her Dad and Mother spent almost all of their lives on this spot.

In 2005 after her parents and brothers passed Mary and I built a home on the same spot. We are located across the road from the bay with a 30 foot deep piece of land, and a very old boat house, between us and Green Bay. The bay shore itself has been left natural as has the rest of our lot and we have battled back the invasive species along the shore.

We have in the 14 years we have lived here been active in the community, in Friends of the Library, our church, in Bay Shore Property Owners Association, in Learning in Retirement, and in the YMCA. We are active in our political party and Mary is a Bailiff for the Door County Court.

Driving, biking, jogging and walking are already hazardous due to increasing Bay Shore Drive traffic. Adding the village with 117 units and the large and very wide motor homes involved, in addition to the traffic needed to support the village, would destroy the things that brought us here for our retirement.

Our three children and five grandchildren often visit. We very much value our peace and their safety. We and they are constantly crossing Bay Shore Drive to get to the shore and our old boathouse. We walk and bike and jog along Bay Shore Drive and have had close calls with traffic on this narrow road.

Please consider our strong opposition to the proposed RV village. It will detract from the beauty and peace of Door County. It will spoil the appearance of beautiful Bay Shore Drive. It will reduce the value of the properties on Bay Shore Drive and it’s feeder roads. It will make it less safe for everyone, residents and visitors alike to enjoy the wonderful bay. Please don’t let it happen.

Randy & Mary Kenny

[Signature]

[Signature]
October 1, 2019

Door County Land Use Services
ATTN: Mariah Goode
421 Nebraska St.
Sturgeon Bay, WI  54235

Re: Olde Stone Quarry proposed development

Dear Ms. Goode:

The RV park proposed for the top of the old stone quarry is a terrible idea!

The use of land for mobile homes is inconsistent with the surrounding homes both on Bayshore Drive and the homes that ring the quarry site. All other homesites in the area are single family on half acre or more land. The proposed development seeks to cram the population density of Ephraim onto an area of land only 2% the size of that village.

This population density will cause excessive light pollution. The moonlit quarry will now be flooded with lights from117 RVs, log homes, streets, parking areas, and sports center.

This same population density will also cause excessive noise pollution. The silence of the quarry will be shattered by 117 families camping, driving, and using the outdoor pickleball and tennis courts.

All sites will require water. How many wells will it take to fulfill the requirements for 117 RVs plus the log homes built next to them? And how will this affect the water table and pressure of the nearby, existing wells?

When 117 concrete pads, plus fill, plus roads, plus parking areas, and a sports center are installed water runoff will be negatively impacted! Any water that does drain will probably be polluted by everything it passed through on the quarry.

The safety along Bayshore Drive will be seriously affected! Walkers, bikers, and runners will have to avoid 117 extra cars, trailers, and boats along the road. It will be harder to pull in and out of our driveways. Those of us who cross the street to view the water will be taking our life in our hands just to cross the road with all the added traffic.

There is only one entrance to accommodate all the extra vehicles entering and exiting the quarry. The entrance is on Bayshore Drive and will become a dangerous intersection.
There is nothing about this development proposal that contributes to the visual harmony of the area. Instead, it is a major detraction!

The increased traffic, noise, light, and pollution will adversely affect the whole neighborhood and thereby impact property values!

This RV park does not belong in a quiet residential neighborhood. It does not belong on the old stone quarry!!

Sincerely,

[Signature]

Lynn Naples
5002 Bayshore Drive
Sturgeon Bay, WI
You may recall that you were copied on an email which I sent to the DNR on July 15, 2019.

I am writing again to express my concern about a proposed RV resort project on the Niagara Escarpment bluff of the Olde Quarry on Bay Shore Drive in Door County, Wisconsin. As I indicated earlier, the Olde Quarry borders George Pinney Park, which is owned by the DNR. A Site Plan prepared by Quarry Bluff Development, LLC (see attached) proposes the development of 57.02 acres into a 117 unit RV park, each unit with a cement pad for an RV and the option for a house. In order for this project to proceed, a Conditional Use Permit for a "multiple occupancy development and campground" must be applied for and is anticipated "soon". At a meeting in July, the developer indicated that they anticipated beginning construction "this winter".

Because the CUP process can take as little as 45-70 days, Bay Shore Property Owners Association (BSPOA) and a Neighborhood Action Group are working together to oppose this development to protect the Bay Shore Drive area and the escarpment from this development. Since the property is currently under contract between the owner and the developers, other options for preserving and protecting the natural environment of the old quarry and Bay Shore Drive cannot be proposed at this time.

Who, when, where will an Environmental impact study be requested for this project? What do property owners need to do in the area to ensure that an environmental study is completed prior to development?

This development is more than just a neighborhood and Bay Shore Drive issue and will endanger public health, safety and the general welfare of Door County while destroying the natural environment of Bay Shore Drive and George Pinney Park. Public opinion in opposition to this project is mounting. Facebook page follows at No Quarry RV Village have topped 450 and comments are overwhelmingly opposed to the old quarry project. An email distribution list of 400+ supporters is growing. Supporters are calling it a village because it is like cramming a village similar to the size of Ephraim (80%) onto about 2% of the space. The developers are calling it a "sub-division" and not a campground, even though they are applying for a CUP for a campground. No matter what it is called, this project does not belong in this residential area or on Bay Shore Drive.

The Quarry Bluff Development is adjacent to the Wisconsin DNR-owned George K. Pinney Park which is a safe harbor boat launch and fishing park on the bay of Green Bay. A "Protecting Wisconsin's Groundwater" study in 2004 describes the area as highly susceptible to ground water contamination due to the fact that the quarry is bedrock (no vegetation), the soluble limestone is highly permeable and the karst under-surface creates an opportunity for contaminants to filter into the bay of Green Bay. The density and nature of this development is an ecological nightmare waiting to happen. To build 117 units on this acreage and create adequate storm water runoff will require significant filling, grading, soil and dirt delivery, blasting, trenching, and digging. All of this will require thousands and thousands of trucks over a period of 5 to 7 years hauling tons of rock, dirt, cement and soil. Where will the dirt come from? How can we be sure that it is clean fill? There is not enough dirt in all of Door County to accommodate the needs of this development. Who will mitigate the damage if fill is contaminated and pollutes? The sensitive ecosystem of the escarpment and the wildlife will be compromised.
Approximately 60% of the 57.02 acres sits within the Shore Land Zoning designation. Door County Land Use indicated at a meeting in July that because part of the property is not within this Shore Land Zoning that it is exempt from the requirements. Why is this?

On the site plan, the three holding tanks at the steep entrance to the development from Bay Shore Drive at the lower right corner of the development sit right near the OHWM. This is the proposed sanitary treatment plan for the development and borders the Ordinary High Water Mark for the bay of Green Bay. Significant concern exists for the safety of the adjacent navigable waters, groundwater supply, and residents in the vicinity and Bay Shore Drive due to proximity of these tanks and the need for frequent and daily pumping during peak season. Spillage and road wear and tear have been reported by other resorts with frequent pumping needs. Who will provide mitigation if spillage occurs? Who will mitigate road damage due to the thousands of trucks required?

An additional concern is the Storm Water Management plan which appears to be two or three ponds. Since the quarry ledge is bedrock, there will have to be a significant amount of blasting to create these ponds and account for drainage and storm water runoff on the 57 acres. Current residents on Bay Shore Drive report "a waterfall" pouring off the bluff a few years ago which took days to clear the eroded stone and rock. The significant amount of impervious surfaces due to the concrete pads for RVs and houses will complicate the drainage problem to Bay Shore Drive below the bluff and the Green Bay waters below. Both the residents above and below, George Pinney Park and the Bay of Green Bay are at risk from this development. Who will provide mitigation for blasting damage due to the Storm Water plan and potential damage to the surrounding environment and roads due to the plan?

A Storm Water permit was requested on September 17 by Tom Goelz of Door County for the project. Due to the many concerns regarding the environmental, ground water concerns, wildlife and unique ecosystem of the Niagara Escarpment, George K. Pinney Park and the proximity of the bay of Green Bay, an Environmental Impact Study is crucial now that a permit has been requested. How will an Environmental Impact study be requested and implemented? Who will provide mitigation in the event that water is negatively impacted due to effluents and runoff from a 117 unit campground?

I have also sent a similar email to my representative, Rep. Joel Kitchens, and Gov. Tony Evers in the hopes that together you can create a necessity for an Environmental impact study to protect and preserve the Escarpment and the environment surrounding it.

Sincerely,

Sherry Mutchler
6451 Whitefish Bay Rd.
Sturgeon Bay, Wisconsin
Door County Land Use Services
Attn: Mariah Goode and Jeff Kussow
421 Nebraska St
Sturgeon Bay, WI 54235

1 October 2019

Dear Sir and Madam,

As a native of northeastern Wisconsin and a property owner in Egg Harbor, I am seriously concerned about the proposal to convert the quarry ledge across from bayside Pinney Park into a huge, densely populated, RV development.

Door County, with its fabled 300 miles of shoreline, has been known for the pristine care it has taken of its land and water. The dramatic contrast of the dolomite cliffs of the Niagara Escarpment and the blue waters are especially visible in the view of this quarry from Pinney Park, a lovely area along the bay. It is unimaginable that these spots would be allowed to be destroyed, much less be replaced by anything so unlike Door County as a huge RV development.

Having lived many years in Northern Virginia, I am personally familiar with the terrible toll unrestricted development can cause. The infrastructure takes a constant beating: roads destroyed over and over by heavy vehicles, power outages, flooding and sewer issues as normal storm water controls are ignored. Homes near construction sites won’t sell. These costs should be considered when anticipating the possibility of more property taxes.

Also, it seems very likely that property values of the existing large homes along Bay Shore Drive and in the general neighborhood will plummet – thus causing a decrease in county income. The ecological balance of that lovely area will be destroyed forever. What if the RV/building sites don’t sell?

Everything about this proposal is offensive. The thought of dealing with solid waste and the chemicals involved in RV management should be a major deterrent. Heavy vehicle traffic will be unimaginable: caused by RV’s, construction machinery, trucking in soil, equipment for blasting into stone, waste removal, increased pollution. Although
fracking may be a different procedure from blasting, the shock involved in it has been suspected to cause major damage and danger to the environment. All this collateral damage argues for this proposal to be the last possible kind of development that Door County wants associated with its reputation.

Thank you very much for reading my letter.

Yours sincerely,

Sue Towers
Hleyse11@aol.com
Tel: 703-533-3284
September 27, 2019

Door County Land Use Services
Attn: Mariah Goode and Jeff Kussow
421 Nebraska Street
Sturgeon Bay, WI 54235

Dear Ms. Goode and Mr. Kussow,

I am writing this letter to voice my opposition to the proposed Quarry RV Village at Pinney Park. I moved to Door County in 2012 after retirement, and live near Bayshore Drive in the town of Egg Harbor. I use Bayshore Drive regularly for walking and biking, and fish from the shore at Pinney Park. This road is almost entirely residential with the majority of homes being single family. A development like this has many drawbacks including:

1. the density and small lot sizes proposed
2. the narrowness of Bayshore Drive
3. the use of holding tanks for waste on top of the bedrock shelf
4. noise and light pollution to the area

Developments such as this do not belong in a residential area. Door County is a special place, with many ecologically minded people who pride themselves in preserving the natural beauty of the area. Do not turn it into another Wisconsin Dells.

Sincerely,

Martha Schultz
6788 Birch Lane
Egg Harbor, WI 54209
September 21, 2019

Door County Land Use Services
Attn: Mariah Goode and Jeff Kussow
421 Nebraska St.
Sturgeon Bay, WI 54235

Dear Ms Goode and Mr. Kussow,

We would like to express our opposition to the proposed Quarry RV Village. We have numerous objections based on the requirements for the granting of the Conditional Use Permit.

The project will certainly negatively affect property values of existing homes in the area. We have heard of property showings being cancelled when word reached the prospective buyer. We bought our home in December of 2018 and probably would not have had we known.

An RV park, no matter how upscale, is in no way similar to the residential character of the properties surrounding the quarry.

Bay Shore Drive is two lanes with three foot shoulders and numerous blind curves. It is heavily used by bikers, runners, walkers, etc. The increase in traffic by oversized vehicles pulling trailers and cars can do nothing but make the stretch of road between Sturgeon Bay and Egg Harbor less safe.

The proposed development will not contribute to visual harmony with existing buildings in the neighborhood. Homes in the area have large lots with plentiful vegetation. This development will cram 117 homes into 57 acres with very little to mitigate the appearance of RVs and homes perched on the cliff.

Developing this project will not only change the natural character of the quarry, but will also affect all the surrounding properties’ natural beauty. Noise, lights, dust, and smoke from both the construction and the finished development will drive out wildlife and birds, destroy the dark sky and permanently change the topography and appearance of the quarry. The developers have promised that any negative issues from people living in the development will be dealt with. By whom? Are the developers going to have someone onsite to police it?
In closing, the impact of the proposed project will have a negative affect on the public health, public safety and general welfare of the County.

Sincerely yours,

[Signature]

Julia and Michael Cosgrove
Sept 19, 2019

D C Land Services
Attn: M. Goode & J. Kuscow

I am writing in opposition to the RV park on the property above the quarry.

These RV's that pull a car are as long as a semi trailer. That is not appropriate traffic for Bay Shore Dr. Furthermore, there are no trees. Who would want to camp on solid rock? Plus, the waste (human & trash) issue.

Definitely this is not what Door County growth should look like.

Jo Ann Kenger

Gary Kenger
4163 Giddin Dr
Sturgeon Bay, Wi 54235
920-746-1578
September 17, 2019

TO: Mariah Goode and Jeff Kussow
    Door County Land Use Services

From: Wyvonna Hill
     6439 W. Whitefish Bay Road
     Sturgeon Bay, WI  54235

Re: Old Quarry Development Project

I am writing to oppose the approval of a Conditional Use Permit to developers Tom Goelz and Mike Parent for their Old Quarry Development Project off Bay Shore Drive in the Town of Sevastopol.

To address just a few of my concerns:

Property Values – I am concerned that the property value of my home will decrease significantly. If the project is implemented, we will overlook a sea of 117 concrete pads, huge motor coaches, additional vehicles, manufactured homes, and storage buildings. Our current view is that of a unique and natural setting. How can our property values not decrease?

Similarity to other uses in the area – The surrounding area is upscale, single-family homes on large, landscaped lots. A 117 unit motorcoach park/campground is not remotely similar to the surrounding area.

Noise and odor and dust – We can already hear people talking at the George Pinney County Park by the fishing dock and boat launch on Bay Shore Drive when the wind conditions are right. With the proposed project there will be added motor coach and car traffic and noise on a more constant basis. There will be cooking smells from grills and smoke from fireplaces. Before the project is complete there will be the dust and noise from the blasting, drilling and construction that could take several years.

Traffic flow – To build the development there will be a tremendous increase in truck traffic due to such jobs as the grading, drilling, concrete delivery, and delivery of tons of top soil. After completion the 40-foot motor coaches, additional cars and septic trucks will be a daily traffic occurrence. This also poses visibility issues on the Bay Shore Drive due to the size of the vehicles
involved and congestion problems as only 1 entry driveway will be available for use.

Visual Harmony – The proposed buildings and concrete pads and motor coaches do not even closely fit in or resemble the existing homes in the neighborhood.

Change in the natural character of the area – The Quarry is a beautiful and natural habitat where we see wildlife roaming through it daily. Altering that setting in any way would destroy this beauty forever.

We bought our property due to the Quarry view along with the water view. It is unlike any other area in Door County. We have been told by every visitor and service contractor coming to our home that we have the best view in the county. That could not be said if the view consisted of 117 concrete pads, 117 motor coaches, 117 homes, storage buildings, and a huge septic holding tank.

Please deny the Conditional Use Permit for this project.
September 16, 2019

To: Mariah Goode

From: Eileen and Tom Schwalbach
6435 Whitefish Bay Road
Sturgeon Bay, WI

Re: Quarry Development Project

We are writing to oppose the proposed Quarry Development.

These are a few more questions and concerns.

1- We were told the quarry would be covered with 1 foot of native fill and top soil. That will require 2,134,440 cubic feet of soil that will be trucked in. The average commercial dump truck carries 10-14 cubic yards per load. Taking an average of 12 cubic yards it will require 6587 + deliveries to bring it in. Figuring a delivery every 15 minutes over an 8 hour day it will take 205 days to complete. This doesn't include extra for berms. Is there that much native soil available?

2- Access to the development will obviously be from county highway B which is narrower than hwy 42 or 57 with much smaller shoulders. But how will the parade of RVs access B. Only BB is relatively convenient. The other roads all have steep hilly sections or sharp cures which might be a problem for large RVs that are 8-8 1/2 feet wide. Is BB capable of handling the increased traffic?

3- Will electric and phone lines be buried?

4- Every RV will be accompanied by a car or two. Is there adequate parking provided? Will garages be required or just more concrete slabs? Will parking be allowed along the street? How will visitor parking be handled?

5- Will the entrance and exit be able to handle emergency vehicles and any possible evacuation situation.
Michael R. Wildenberg
Jill C. Wildenberg
4988 Bay Shore Drive
Sturgeon Bay, Wisconsin

Mariah Goode
Jeff Kussow
Door County Land Use Services
421 Nebraska Street
Sturgeon Bay, WI 54235

This concerns the proposed 117-unit RV Village at the Quarry in Door County.

I previously sent a letter with my concerns involving the proposed RV Village at the Quarry in Door County. A copy of that letter is enclosed.

As I have had the opportunity to review what is being proposed I have several additional concerns.

With the cost of the site being $200,000 and potential buildings that could add up to $600,000 the all in cost could be $500,000 to $800,000. Additionally the cost of a self contained RV is in the range of $800,000 to well over $1,000,000. An owner would certainly have a monthly and annual maintenance fee in addition.

What are the target markets for selling 117 lots with this size of investment for use 3-4 months per year?

What happens if the development goes bankrupt? At that time the zoning for a "Campground and Multiple Occupancy Development" would be in place. Could you continue to enforce any restrictions that were agreed to? With the "Campground Zoning" would it just become another unrestricted campground like Quiet-Woods or Yogi Bear-Jellystone with tent campers?

An additional concern is the property values and ability to re-sell property and homes in the area in proximity of the Quarry. We have had indications that buyers have backed out of purchasing or even looking at property for sale due to the potential of this development.

As I stated in my previous letter the beauty and serenity of Bay Shore drive has been preserved with good zoning principals. We have seen pristine locations ruined with poor zoning or lack of consistent zoning. That is what we believe will happen to the area if this RV Village is allowed to happen.

Michael R. Wildenberg

CC: Sevastopol Town Board
Door County Supervisors
Bay Shore Property Owners Association
This concerns the proposed 117-unit RV Village at the Quarry in Door County.

We reside at 4988 Bay Shore Drive, which is about ¼ mile north of the quarry. We moved here 4 years ago, from Kentucky, following my retirement. We previously had residence in Door County and decided to return, and reside, here full time. Our primary reason for locating on Bay Shore Drive was the serenity of the location and the zoning restrictions that made Bay Shore Drive a most desirable place to live. We enjoy the location as runners, walkers, joggers, and bike riders use it. We have also been very pleased with the town of Sevastopol and have supported all of the efforts to improve the township including the school referendums.

The boat launch and parking at George K. Pinney Park is heavily used in both winter and summer by fisherman and pleasure boaters. Often all parking spaces in the parking lots are utilized. Many people enjoy fishing off the break wall, gathering, enjoying the scenery, etc. The park cannot absorb the additional influx of people that would result from a 117-unit RV Village.

We are very concerned about the increased traffic on Bay Shore Drive and strain on the park that would result from having 117 additional property owners in a small 57-acre area.

Additionally we are very concerned with air quality with campfires and wood stoves in an area that is very confined. The bluffs on the east side of the quarry will hold the smoke in the quarry especially with a west wind. As this area is very protected from direct winds from the east, south, and north, the smoke will be contained within the quarry and will create an environmental hazard.

We are also concerned with the impact on groundwater. As this is part of the Niagara Falls escarpment it is a very fragile ecosystem. The Ordovician and the Silurian rocks of the Niagara Escarpment are of the oldest found in Niagara dating back to 430 million years ago. This rock formation is very porous and over use will rapidly affect the groundwater.

We have seen pristine locations ruined with poor zoning or lack of consistent zoning. That is what we believe will happen to the area if this RV Village is allowed to happen.

CC: Sevastopol Town Board
    Door County Supervisors
    Bay Shore Property Owners Association
Drs. Robert and Jill Gershan  
4755 Bayshore Drive  
Sturgeon Bay, WI 54235

September 14, 2019

Dear Mariah,

We were recently informed of the proposed project to develop an RV park on the quarry land adjacent to Pinney Park in the Township of Sevastopol. As property owners along Bayshore Drive we would like to share our thoughts about this proposal. We purchased our property in 2010. We were initially interested in the area around Ephraim. However, when we discovered the area around Bayshore Drive, we immediately appreciated the tranquility of the forested drive, the recreational offerings including biking and hiking along the drive, the residential nature and low population density of the area. Based on these factors, we chose to purchase a property on Bayshore drive as a retirement home.

We have significant reservations about the RV park proposal. While we believe that the beauty of Door County should be assessible to all, we also believe that development with the lowest environmental impact in environmentally sensitive areas that offer natural beauty should be a high priority for the residents as well as their elected advocates. The development of a high-density RV park located on the bedrock of the Niagara escarpment adjacent to Pinney Park would impact quality of life of existing residents and visitors to the area surrounding Bayshore Drive. Increased noise and light pollution, increased water usage and waste disposal, rock blasting resulting in disruption of the escarpment will lead to a major change in the natural character of the area and impact both property owner lifestyle, property values as well as detract from the environmental appeal of this area to visitors. As a safety issue, we are particularly concerned about increased heavy vehicular traffic and the threat posed to bikers and walkers along the drive.

We believe there are better options for the development of this land. We would desire time to explore an effort by multiple entities to develop the land as an extension of Pinney Park. We believe that through donations, philanthropic commitment by community associations, land trust associations, Door County, Townships etc, this land can be purchased and developed to serve as a natural area accessible to all. Development of this site in such a way would set a precedent to maintain the natural beauty of Door County. We are fearful of overdevelopment in lieu of protecting the environment and maintaining a desirable destination for those that value the inherent beauty of the Door Peninsula.

We hope that you consider and support these thoughts and suggestions.

Sincerely,

Jill and Bob Gershan

[Signature]

[Signature]
Members of the Board,

Please consider a "NO" vote on the Quarry development. I live in the Sevastopol township. The development would, I believe, negatively impact our clean water. The proposed RV Village on 57.02 acres of quarry would include 117 RV units. Even if every unit had only 1-2 people, water use and water waste includes water use for drinking, dishwashers, toilets, and the washing of clothes. Additional water would include use for landscape plants and green (grass) areas, as well as water to clean the parking pads. The environmental impact of this large a population on bedrock limestone in a relatively small area will need to be calculated by more knowledgeable a person than me. Please help protect Door County's water with a "NO vote.

A second area of concern is noise pollution. The quarry functions like a giant ear. It magnifies the sounds that enter its chamber. The noise is considerable when a single cigar boat is passing. The addition of 117 RV units into this zone would negatively impact the generally quiet and peaceful area.

Each RV contains fuel. A third concern is the potential for a fire disaster and the inability to evacuate so many from a single road. I understand that an emergency access is planned for fire trucks to enter. However, that plan does not address how so many people might safely leave the quarry in case of fire.

Currently, the plan to locate large waste holding tanks on Bay Shore Drive, is especially distasteful to residents who will be living nearby. The Landmark during the summer months, estimates that the tanks will have to be emptied continually during the height of the visitor season.

On these grounds, please reject the plan to build an RV Village at the Quarry on Bay Shore Drive.

Sincerely,
Carol L. Krueger
4893 Harder Hill Road
Dear Committee Member and fellow Door County resident,

Please vote no on development in the Quarry for an RV village. I am a resident living on the quarry rim. I enjoy the night sky and am concerned about light pollution.

The quarry is one of those quiet places in Door County. It contributes to the relaxation residents and visitors to the county seek. The stone quarry walls will magnify any noise in the region. The quarry is in the shape of an giant ear. Sounds travel from the quarry to the entire region. I am certain that development will create noise pollution.

With 117 units planned for a relatively small area, Water consumption and potential ground water pollution is another concern. Residents all along Bay Shore Drive are relying on you to stop development in order to protect the water we all share.

Traffic congestion is a concern. Large motor homes in the area may be a problem for bikers, walkers, even an occasional wheelchair occupant who use the road for exercise. Motor homes are carrying fuel tanks. Should there be a fire emergency. Then, getting from 100-200 people safely evacuated on a single entrance could be a potential disaster.

There are many members of the community willing to work on finding a better use for this piece of land. The members of Bay Shore Property Owners Assoc. and the members of the Land Trust are already seeking alternative plans.

Finally, I am asking you to protect the Niagara Escarpment. This natural rock formation will be defaced by cutting into it for water, electric and sewer. Plans are being made to bore into the rock, cutting cores in which to plant small trees. The rock will be covered with gravel and cement or blacktop for parking pads and roads. This cutting and coring into the rock will create rock holes which can contribute to ground water pollution. Once this is done, there will be no returning this section of rock to it's natural, scenic beauty.

Sincerely,

Rod and Carol Kuepper
4873 Holder Hill
Sturgeon Bay, WI 54235
September 17, 2019

Ms. Mariah Goode
Land Use Services Director
County of Door
421 Nebraska St.
Sturgeon Bay, WI 54235

Dear Ms. Goode:

I am writing to express my opposition to the proposed RV resort development on the old quarry site opposite George Pinney Park. Sevastopol's 2008 Comprehensive Plan SWOT exercise lists the top three threats as: Commercial development, Overdevelopment, and Seasonal residents. This proposed development encompasses all three.

As a resident of Whitefish Bay Road above the quarry, I have a number of concerns regarding this development:

1. The proposed project will most certainly have a negative effect on property values in this neighborhood. The Whitefish Bay Road neighborhood above the quarry consists of homes with market values roughly between $500,000 and $1 million. A development of the type proposed, sited literally next door to this area, is simply not compatible with existing homes. The 9,000 square foot lot size quoted by the developers is less than a tenth of the size of the neighboring lots. This project would be appropriate in an area of other recreational uses, not in a neighborhood of single family homes.

2. A primary concern is the safety of the water supply. Can the water table support a high-capacity well required for 117 units in a small area? How would this affect neighboring wells? In the escarpment/karst topography with so many fissures in the quarry, the safety of the water quality would be suspect due to any possible leakage from 117 RVs.

The Wisconsin Geological and Natural History Survey points out that "the eastern dolomite aquifer is especially vulnerable to contamination from the surface where the cover of glacial materials is thin. In addition, groundwater is transmitted quickly through cracks that can extend from the surface to nearby wells so contamination can move rapidly through this aquifer. The cracks and crevasses in karst act as direct conduits for pollutants to enter groundwater, wells, springs, and streams." Following a recent 2" rain, the quarry was left with only puddles; the majority of the rainfall disappeared into the fissures in the rock.

3. The 2008 Town of Sevastopol Comprehensive Plan states: "Residents are concerned about their ability to retain rural character in the community. The rapid growth and development seen in similar areas across the country...are of concern to Sevastopol residents... They do not want to see their rural character sacrificed to make way for subdivision development and vacation resorts (emphasis added). The woodlands, wetlands, and open spaces provide valued recreational opportunities."

The developers have stated that this project is patterned after an RV resort in Petoskey, Michigan called Hearthside Grove, which has its entrance on a state highway lined with commercial businesses such as auto sales and camper sales, and which is sandwiched between two large nature preserves. There is no correlation between this type of location and the quarry area, which is entirely single family residential except for Pinney Park and Birmingham's.
The fact that the developers are calling their plan a subdivision for motor-coach enthusiasts and not a campground overlooks several facts:

- They have stated that homes on the site are optional. Many sites in the Hearthside Grove development in Petoskey are simply grass with a pad for parking the RV.
- The Hearthside Grove development is billed as an RV resort.
- There are many sites in Hearthside Grove which are rented to campers on a short-term basis. Assuming that the quarry development is indeed based on Hearthside Grove, this does in fact make it a campground or at the very least an opportunity for many Airbnb type rentals. This would also increase the RV traffic well beyond the 117 planned for the development.

4. The blasting required in the quarry to install water and waste lines plus the ponds indicated on the site plan will not only leave the adjoining neighborhood subject to noise and dust for some time, it has the potential to endanger the foundations of the homes in the immediate vicinity. Following completion, noise from activity in the development, amplified by the walls of the quarry, eliminates the peace and quiet which attracted current residents to the area. The dark skies once enjoyed in this area were compromised by the lighting in Pinney Park. The size and density of this development, no matter the type of street lighting used, plus lighting and campfires from RVs and houses built on the site, would substantially increase the light pollution.

5. The proposed project will adversely affect the safety of Bayshore Drive. According to Sevastopol’s Comprehensive Plan, Bayshore Drive is already one of the most frequently traveled auto routes in the Town and is utilized heavily by runners, bikers, and walkers, including those with strollers or dogs. On any given day, Bayshore Drive between the quarry and Sturgeon Bay has construction and/or landscape equipment parked on the side of the road and partially blocking the road. It is difficult enough for cars to navigate the blocked lanes plus the pedestrians and bikers. The addition of 40-foot RVs to this mix would substantially increase the danger to pedestrian and bike traffic.

The above outlines only a few of the reasons why this project is not appropriate for the quarry site. I urge the refusal of a Conditional Use Permit for this proposed development.

Sincerely,

Pam Maloney
6386 Whitefish Bay Road
920-559-6387

RECEIVED
SEP 20 2019
DOOR COUNTY
LAND USE SERVICES DEPARTMENT
September 15, 2019

Door County Land Use Services
Attn: Mariah Goode
421 Nebraska St.
Sturgeon Bay, WI 54235

Subject: Why I Am Against the Door County Quarry RV Development

Dear Ms. Goode,

After more than a month of intense analysis, calm reflection, and numerous meetings with all parties I have decided that I oppose the quarry RV development above George Pinney Park in Door County, Wisconsin. This is my personal position and statement, not of the Bay Shore Property Owners Association, of which I am a Board member.

This opinion is based on the July 24, 2019 conceptual site plan, the information verbally related to me at meetings I attended, and a visit to the model for this development (Hearthside Grove in Petoskey, MI). If information changes, or necessary conditions are put upon the development, I reserve the right to change my mind. However, I have had no indication that this will occur.

I live on Bay Shore Drive, more than 2 miles from the quarry. My father-in-law owned one of the overlooking lots until May 2019, so I am quite familiar with the site. I “have no dog in this fight” other than concerns about large, noisy vehicles, traffic, and my personal and family’s safety when biking and walking on Bay Shore Drive. I began my thinking about this as a neutral observer.

So why am I against the Quarry Development?

1. **It’s the Wrong Place** – This small parcel subdivision, concentrated commercial venture, with short term rental turnover does not fit into the residential character of the area around it. Hearthside Grove, while pleasant, is an “island” in a light industrial area, surrounded by metalworks, car dealers, and businesses. This is not the case here. It is a bad fit.

2. **It is Way Too Dense** – it is obvious that a big development cost has to be made up by jamming as much as possible onto the site. There is nothing like this within miles of the quarry, much less nearby. It is up high, and not highly visible from Bay Shore Drive, but it will be from the Bay. It is hard to believe the development, while isolated, will not stick out as being unusual.

3. **The Finances Seem Shaky** – I have listened to the projected sales and prices, but they don’t jibe with other prices in the area, and the 12 year experience at Hearthside Grove. There, 10 of 163 lots have not sold after 12 years, financing has been sporadic, and average parcel taxable value is only $100,000. The developers and backers don’t seem to have much “in the game”. We do not need an eyesore business failure remnant anywhere here, particularly in this pretty spot.

4. **Safety Concerns** – Bay Shore Drive is one of the prime biking and walking spots in the State, much less Door County. It is one of the highlights of a recreational day out. The prospect of huge rigs, driven by inexperienced drivers unfamiliar with a winding road, zooming past cringing walkers and cyclists on a small shoulder is frightening. The 2 lane Bay Shore Drive is just not set for big, long rigs getting off and on a curvy narrow road at a park.
5. **Environmental Impact** – There is a lot of dense artificial stuff going into a natural (albeit scarred) area. Given enough money and design much can be done, but I wonder about unintended consequences of such a big concentrated change.

There are many detailed concerns, but these are the fundamental aspects that sway me against this. A park, recreational resource, and Niagara Escarpment Interpretive Center are a better use. Let’s use our design and financing imagination and efforts to realize a more appropriate vision.

Sincerely,

[Signature]

James V. Mitsche  
4159 Bay Shore Drive  
Sturgeon Bay, WI 54235  
James.Mitsche@gmail.com  
920 445 9847
Dear Vinnie Chapread,

We are writing to you about the proposed RV Village and Campground above the George Pinney Quarry Park. It is very concerning to us as property owners that the existing area that we know and care about would be devastated by this project.

It is inconceivable that all the requirements needed to be fulfilled for the "Door County Comprehensive Zoning Ordinance" could be accomplished in doing this project. The concept of placing this project on bedrock could hardly be fulfilled in all of the requirements of the CUP.

Respectfully submitted,

Mary Ann Diel
Linda Driessen

5788 Bay Shore Drive
Sturgeon Bay, WI 54235
September 10, 2019

Dear Mr. Kussow,

We are writing to express our strongest opposition to the proposed development of an RV Park in the quarry adjacent to the George K Pinney County Park. We trust you understand what is at stake here and will not approve it and vote against it.

Most respectfully,

Robert and Rebecca Hoover
4327 Bay Shore Drive
Sturgeon Bay, WI 54235
We say no! To the quarry village
We just purchased our summer house located at 4920 Bay shore dr Sturgeon Bay Wi 54235 We love the town is very clean ,we don’t want to have all the RV and truck traffic in front of our house also have to worry about people on the back of our house being too close to our property Thank you We Say NO Jesus G Serna

Sent from my iPhone
From: Marylou Serna <marylouerna@icloud.com>
Sent: Monday, September 16, 2019 6:50 PM
To: GOODE, MARIAH
Subject: Proposed Quarry Project

Sent from my iPhone

My name is Mary Lou Serna and my husband Jesus and I just purchased a home at 4920 Bay Shore Drive on August 30th and are very upset that we were not informed of this proposed project being considered! We Absolutely Say NO!!! Also someone dropped the ball on giving us this information!!!! We'd like to enjoy the peace and serenity of the surroundings, never would have purchased this property if we had known this Project was being considered!!! It is not fair! And we are not Happy!!! Feel Free to Place a sign saying No!!! In our Front Yard!!! Thank You!
September 12, 2019

Sevastopol Town Board
4528 State Highway 57
Sturgeon Bay, WI 54235

Sevastopol Town Board Members,

I am writing you regarding the proposed project at the old quarry in Sevastopol. My concerns are numerous and admittedly selfish in that my parents, Glen and Nancy Guszkowski, are property owners at 4851 N. Bay Shore Dr. a place where I spend much time when I am able to get away.

My primary concern, separate of the impact this proposed project may have on the quality of my parent’s retirement years and their retirement wealth since this project will likely negatively effect their property value potentially robbing them of much needed funds for whatever related costs develop as they age, is how significantly this project deviates from the fabric of the surrounding area in particular and the tourist attraction of Door County in general.

I can remember when I was a child and we would vacation in Ephraim once a year for a week in the summer time. Since then I’ve noticed other projects such as a modern condominium erected on the former site of a restaurant called Calamity Sam’s and the Little Sweden Hotel on Highway 42. I fear what will happen when the Alpine Resort and Golf Course sells. These projects are grossly out of place with the nostalgia and quaint experiences tourists crave in Door County. I’m disheartened that even small parts of Door County end up selling out to financial interests that care none about preserving the long-held experience of Door County.

The perseveration of the Door County experience matters to so many families who will take notice of the projects I’ve highlighted as well as the proposed project at the old quarry. If too many of these projects continue to be approved a precedent will be set and difficult to reverse encouraging families to spend their vacation dollars elsewhere. This troubles me greatly.

Additionally, I have many safety concerns this project may impose, most notably the increase in all forms of traffic including vehicle, maritime, and pedestrian. This significantly increases the statistical likelihood of accidents that may damage the lives of the victims forever. This is unacceptable as public safety matters more than out-of-state financial interest. I know of several close neighbors with young grandchildren who will be at risk of harm for years to come if this project is permitted.

Please consider these concerns, the concerns of my parents and all those in opposition to this project. In closing I’d like to reiterate what my parents have already expressed:
"Considering the size and scope of this proposal and its potential impact on the immediate area as well as the town and indeed, the entire county, we urge you to take adequate time to weigh all factors in making your recommendation, some of which are undoubtedly yet to be uncovered or divulged. We further urge you not to recommend granting a CUP for this type of development and to work with the trust owner and residents to find a use for this property more in line with your ten year plan and similar to the single family homes that completely surround this property."

Sincerely,

Ted Guszkowski

[Signature]

408 W. Florida St. #702
Milwaukee, WI 53204
(4851 Bay Shore Dr.)
Dear Mariah Goode:

I am writing you to oppose the Quarry RV Village project, and will address some of the criteria that must be met before a conditional use permit can be issued.

There are numerous Conditional Use Permit Qualifications to consider:

- I am concerned about the impact to property values in the area near the Quarry and around the entire area.
- The residential area around the quarry have large lots and natural surroundings. The planned development is high density, small lots and is inconsistent with the surrounding area.
- Is the project Consistent with the Door County Comprehensive and Farmland Preservation Plan any officially adopted town plan.
- There are more many on site waste disposal systems in Door County. Every three years a maintenance report form must be must be completed and submitted to the County. Does the proposed plan include a provision for an approved sanitary waste disposal system, potable water supply and provisions for safe solid waste disposal consistent with the rest of the area?
  If holding ranks are proposed, it will create even more truck traffic.
- Potential ongoing issues with Noise, odor, and dust—Blasting and trenching may also create significant problems.
- Provisions for Safe access—For those using the park and boat launch of Bay Shore Drive.
- Concerns around Traffic flow and congestion- Construction traffic, walkers, bikers, runners?
- Access for Emergency services.
- Surface water drainage
- Visual harmony—Neither the RVs nor the housing structures fit with the current residential homes.
- Lighting—Although the developers have stated that lighting will be minimized, many people have moved here to appreciate the dark sky. 57.02 acres of light pollution will affect the night sky.
- Change in natural character—This project would destroy the natural beauty of the quarry and alter the topography. Blasting sewer and water line channels will permanently destroy the appearance of the quarry. 117 cement pads will also alter it significantly. The developers have stated that they will bring in one foot of topsoil and fill.
- Financial assurance—There is no guarantee that the project won’t fail. Similar projects like the Hearthside Grove project has 163 units with 50+ for sale and
60+ for rent. The Quarry business model is based on selling 117 units for $130,000--$200,000 to people that have luxury RVs that run up to $1,000,000. How realistic is it that they can sell 117 units? If they don’t, what happens?

- Site-specific conditions must be thoroughly vetted and met.
- Impact on general welfare—I have concerns about public safety, especially on Bay Shore Drive, the permanent desecration of the quarry and the natural environment, the impact on the close-knit community, the environmental concerns about building on a bedrock shelf of the Niagara Escarpment, susceptible to tainted water and fecal microbes, etc....

Sincerely,

Daniel Ripp

6449 Whitefish Bay Road

Sturgeon Bay, WI 54235
September 7, 2019

Door County Land Use Services
Attn: Ms Mariah Goode
421 Nebraska Street
Sturgeon Bay, WI 54235

Dear Ms. Goode,

The proposed development for the Old Quarry RV park is something I am against.

I own a home on Bay Shore Drive, one I expect to retire to in a few years. The speed of traffic on Bay Shore is frequently over the posted 35mph.

I believe allowing the development of the RV park would increase the traffic as well as increasing the number of potential speeders on my road. My mailbox is located across the street from my house as are the mailboxes of 2 elderly neighbors.

We utilize the George Pinney park boat launch and appreciate the natural beauty of the quarry ledge as the backdrop to the created ledge at the entry point for boats. I believe the blasting for sewer and water lines will alter this gorgeous setting. I also feel the lighting needed for this development will deter the quiet, peaceful mood one (I and my husband) experience(s) when gazing at the natural stone ledge.

Door county land trust has preserved many acres of our county's beauty, I feel we should follow in their quest to keep our county wild and undeveloped.

I am completely opposed to the Quarry RV village and hope you will support the rejection of it as well.

Thank you for your attention to this matter.

Sincerely,

Mary Gerndt

4479 Bayshore Drive
Sturgeon Bay, WI 54235
September 7, 2019

To: Mariah Goode

From: Eileen and Tom Schwalbach
6435 Whitefish Bay Road
Sturgeon Bay, WI

Re: Quarry Development Project

We are writing to strongly oppose the Quarry RV resort. We have very grave concerns about this project. The following ones address some of the 17 criteria that must be met before a conditional use permit can be issued.

1. Property Values—the developers stated that they could not provide assurance that the property values in the area would not decrease. It seems likely, however, that they will decrease. Currently, we overlook a beautiful natural setting. If the project is implemented we will overlook mobile homes.

2. Similarity to other uses—currently we live in a neighborhood of upscale single-family homes on large lots. This project includes 117 units that are 60' x 150'. A similar development to this one currently has 60 units for rent. This project would drastically change the character of the area. It would put the population of Ephraim on a ledge that is 2% of the size of Ephraim.

7. Noise and odor—due to the curved structure of the cliff face, we can now hear people talking at Quarry Park and the docks when the atmospheric conditions are right. With 117 living units, RVs, and dozens of cars cruising in and out all day, this will become a much greater nuisance. Also the curved structure of the cliff face will concentrate the odor of the 2-3 times weekly sewage pickup, depending on the wind direction.

9. Traffic flow—almost all large RVs currently use Hwys 42 & 57. B is much narrower with little shoulder. The proposed 117 RVs will have to make extensive use of B and the east west access roads near the Quarry. Visibility while driving behind one of the RVs will be severely restricted and emergency stopping of the RVs could cause additional problems. Traffic around the harbor will greatly increase, affecting those who use the park. People who walk, run, and bike on the shoulder will not be safe.

12. Visual harmony—Neither the motor homes or the housing structures
that are allowed fit with the current residential homes. We all have large lots, and this project would put large RVs and cars on very small lots.

14. Alteration of topography—The quarry provides a beautiful, natural landscape. This project would completely destroy it. Trimming of trees along the bayside edge of camp to create a better view of the channel would substantially change the natural appearance of the area and make the camp itself more visible from Hwy B and the channel. Blasting to make channels for the water and sewerage will permanently deface the quarry.

15. Financial assurance—What if the project fails to attract 117 people who can afford a luxury RV, $130,000--$200,000 unit, $500,000 house, and a $275 a month fee? We've seen other projects in Door County with 3-story units lie vacant, and these are on the water. Hearthside Grove in Petosky, MI, which has been operating since 2006 has 50 lots for sale. What will happen if this project is built and then fails?

17. Liability—This is a serious concern since this past winter several large rocks fell from the side of the quarry to the bottom. Therefore, if this proposal is approved we would hope the developers, the LLC, the investors and the owners association assume all liability for any and all property damage, injuries or death due to rock falls from the cliff face.

Finally, many of us atop the bluff bought our properties because the quarry was there, not in spite of it. We were told by the developers that they believe this project will actually improve our view. I think it fair to say that no one could possibly believe that 117 roof tops, 117 RV tops, 117+ car tops, 8 storage building roofs and a huge holding tank would be a better view than the natural stone of the quarry surface in sun, rain and snow throughout the year.
Hello!

I am writing to you both on behalf of myself and my husband who live in Door County but not Sevastopol. While we realize RVers also love the land here in DC, could other land up here be developed that would NOT make the same huge impact that this quarry location would make?

We live on Governors Woods Trail not far from Harbor Village. If HV were to be seen and heard from the land we chose, we would NOT have built here. But we are all able to co-exist nicely, as is. I believe the same could be true for another RV dev’t project depending on location.

The proposed project would definitely affect property values in that area. I’m not sure there is another RV area in DC that has the same impact that this proposed site would have. I can’t imagine the noise pollution created in both building over a few years or in summer living. It most certainly would adversely impact existing neighbored traffic flow. The proposed project would also lead to a major change in the natural character of the area (granted a quarry is “man-made”).

A much better land usage IMHO would be to make it part of Pinney Park. We all realize that the bottom line is the money involved, so that makes that idea highly unlikely. But one can dream!

We will stay glued to this process and hope that this project not be approved in the future.

Thank you for listening.

Rosann and David Hollinger
Town of Egg Harbor
Sent from my iPad

Begin forwarded message:

From: Ann Dalke <sadalke@charter.net>
Date: September 9, 2019 at 8:26:55 PM CDT
To: OldQuarryDevelopment@gmail.com
Subject: Property values

We have our house for sale up on Bay Shore Hts Dr. our realtor told us some out of town Persons were coming up to see our home on September 7. However, a few days before the showing, the prospective buyers cancelled. They found out about the Rv Park proposal and wanted nothing to do with our property. So property values and desirable area are already being affected. Scott and Ann Dalke

Sent from my iPad
We are opposed to the building of an RV Village at the Old Quarry as both neighboring residents and environmentalists. There are numerous reasons this project should not happen and our primary focus includes:

- **Safety - Bay Shore Drive** is a popular avenue for silent sports and exercise as well as scenic and residential drives. This road and surrounding local roads are without shoulders. With these factors, the addition of RV traffic including ingress and egress is a set-up for dangerous accidents. Additionally, the road is already narrowed on a regular basis when construction, landscape/yard care, and delivery trucks have to use a partial lane to park as many residential driveways do not accommodate access to these vehicles.

- **Environmental Impact** - The large scale development on the bedrock of the Niagara Escarpment is an assault on the wildlife residents, migrating fowl, and the overall ecosystem. Also, the impact of construction and blasting required for waste disposal and water access on this fragile environment is of major concern. Door County's commitment to promote clean, uncontaminated water needs to be held as a major priority.

- **Residential and public land concerns** - This project does not contribute to the visual harmony in the neighborhood. The treasured peacefulness and scenic views of the area valued by local residents and visitors utilizing the public park need to be preserved and honored.

As residents and voters, we earnestly implore your support to protect this property and prohibit the proposed development. Your representation is appreciated.

Kathryn and Daniel Hubing  
5307 Pine Tree Rd.  
Sturgeon Bay, WI 54235
Ms. Gooden & Mr. Russaw,

I am writing to let you know I strongly oppose the proposed RV "park" at The Quarry.

My family have been summer residents in Door County for over 100 years. (1904 on)

I myself am a taxpayer in Egg Harbor for over 20 years.

I encourage you to protect the Bay Shore Drive area against such zoning and growth.

Sincerely,
Bonnie Cady

7823 Dock Rd
7825 Dock Rd
Egg Harbor

503 Bland Walk
Ripon, WI
22920
September 6, 2019

Ms. Mariah Goode, Department Head
Mr. Jeff Kussow, Land Use Administrator
Door County Land Use Services/Planning Department
421 Nebraska Street
Sturgeon Bay, WI 54235

Dear Ms. Goode and Mr. Kussow:

Re: Proposed Old Quarry RV Project

I am contacting you regarding my grave concerns about the proposed 117-unit RV project on a 57-acre parcel on the bluff ledge across from George Pinney Park on Bay Shore Drive in Sevastopol. Although it might not yet be filed, it is my understanding that a Conditional Use Permit to allow use of the land as a “multiple occupancy development” and “campground” will be filed soon. I hope you will consider the many reasons why approving an RV project in an abandoned quarry located on a bedrock ledge in a residential neighborhood is bad idea and reject the Conditional Use Permit.

After reviewing the list of the 17 criteria that must be met before a Conditional Use Permit can be issued, I have particular concerns regarding the following:

- **Will property values be adversely affected?** Several realtors have stated it is highly probable that values for surrounding properties will go down, most likely a significant amount for properties such as mine that overlook the quarry. Currently, my property and that of my neighbors overlook or are adjacent to a beautiful natural setting. If the project is implemented, the quarry will be densely packed with mobile homes, housing structures, huge holding tanks, roads and concrete pads, and other buildings. Neighbors all along Bay Shore Drive and the surrounding area with have to deal with the many issues such a large scale development will create.

- **Is the proposed use similar to others in the area?** The surrounding neighborhoods along the Bay Shore Drive and Whitefish Bay Road are of upscale single-family homes on sizeable lots. Homes on the bluff above the quarry, for example, are situated on wooded and landscaped lots of approximately two acres, a size dictated in part by zoning requirements. A development with 117 lots projected to be of 9,000 square feet or 1/5 of an acre with a cement pad for an RV and the possibility for a housing structure up to 2,000+ square feet and three stories is drastically out of sync with the character of the area.

- **Will the proposed use create noise, odor or dust?** During construction, which neighbors were told could take up to 10 years, frequent and massive blasting, drilling and trenching most likely will be required for waterlines, gas lines, sewage lines and storm water ponds. The 57 acres are bedrock, surrounded by curved rock walls that reflect and amplify sound. Right now, under the right conditions, residents on the
bluff can hear conversations in George Pinney Park and docks. With 117 living units, an equal number of RVs, dozens of cars cruising in and out, and hundreds of people enjoying outdoor living, there will be almost constant noise. The cliff face also will concentrate the stench of pumping the septic holding tanks, most likely required on a daily basis for a development of this size during peak summer season.

- **Will the development affect traffic flow and congestion?** Traffic along Bay Shore Drive and the surrounding east/west streets leading to the site will increase exponentially as soon as construction begins. RV traffic to and from the project also will create issues. Almost all large RVs currently use Highways 42 and 57, which are designed for this type of traffic. RVs traveling to the project most likely will have to make extensive use of Bay Shore Drive, which is much narrower with little shoulder, as well as travel through downtown Sturgeon Bay or cross from Hwy 42 by smaller county roads. Traffic around George Pinney Park will greatly increase, affecting pedestrians, dog walkers, cyclists and boaters who use the facility.

- **Do the proposed buildings contribute to visual harmony in terms of scale and design?** With the proposed density, tiny lot size and use of manufactured housing structures, the proposed development will be completely out of harmony with the scale and design of the surrounding Bay Shore Drive area neighborhoods of predominately single family homes on sizeable wooded or landscaped lots.

- **Whether financial assurance is necessary?** What happens if the project fails to attract enough people to meet the criteria developers outlined at a meeting for neighbors – a luxury Class A RV, a $130,000–$200,000 unit, a $300,000 to 500,000 house, and a $275 a month fee? Hearthside Grove Investments LLC in Petoskey, MI, which we have been told would manage this project and has been operating a similar development in Petoskey, MI, since 2006, currently has 50 lots for sale. What will happen if this project is started and then fails?

Many of us along Bay Shore Drive, Whitefish Bay Road and the surrounding neighborhoods bought our properties because of the quiet, tranquil character of the area, as well as its natural beauty, which includes the quarry, a unique aspect of the Niagara Escarpment. A development of this design and density is completely out of harmony with our neighborhoods. I hope you will deny the request for a Conditional Use Permit for this development.

Sincerely,

[Signature]

Mary C. Moster
6427 Whitefish Bay Road
Sturgeon Bay, WI 54235
September 6, 2019

Ms. Mariah Goode, Land Use Services Director
Door County Land Use Services
421 Nebraska Street
Sturgeon Bay, WI 54235

Re: Old Quarry Development

Dear Ms. Goode:

This letter is to oppose the Old Quarry Development project located near Bay Shore Drive. I recently learned of this RV development and am extremely concerned.

My husband and I own lot 13 on West Whitefish Bay Road and recently met with Keith Tielens to discuss building our retirement home on it in the future. If this RV home development is allowed in this area, we will not go forward with building. Building a home in Door County is extremely expensive and this RV development will reduce the home values in that area. Whitefish Bay Road is a peaceful and beautiful street. Having 117 units in a 57 acre parcel will create a great deal of noise and diminish the beauty.

In addition to the detriment listed above, the environmental impact of blasting and building there will destroy the natural beauty. I am not an engineer but I would imagine that the geological aspect will be seriously damaged, plus there is the loss of wild life and natural foliage. There is also concern for the waste that will come from 117 units and the damage to the roads that will eventually happen from the heavy vehicles used to remove the waste.

In prior years, my husband and I owned and traveled by RV and we are well aware of the challenges maneuvering a large motorhome towing a vehicle. A motorhome needs a wide road without a great deal of trees outlining the road. Bay Shore Drive is not a road that a motorhome can consistently safely drive down. People walk their dogs, run, and bike that road frequently. A motorhome driving Bay Shore Drive could easily hit and kill a pedestrian.

Developing this area for an RV development is a terrible idea. It goes against everything that Door County is known for. This parcel of land would be of better use safely developing it into a county park that everyone could enjoy the natural beauty.

Thank you for taking the time to read this and please consider the negative impact this RV development will bring.

Respectfully submitted,

Donna Klinger
I'm sure that by now you have received lots of input on this issue, so I'll be brief with my comments. This is really a pretty bad idea for a number of reasons and here are a few key ones.

— This development adds nothing to the residential neighborhood surrounding it, and will ultimately cause our land values to drop.
— Safety on Bayshore Dr. will be compromised both during construction and afterwards due to the increased large vehicle traffic on the road.
— Construction on the solid rock base in the quarry is highly problematic, and disruptive.
— Pinney County park is a GREAT park and will be degraded by the high density RV development above it.
— Questionable viability of the development in a declining RV market.

A better alternative would be for the County to acquire the quarry land through the Land Trust and expand the County park for recreation, education and enjoyment of county residence.

Best Regards
Terry & Gini Riker
4839 Bayshore Dr
Kussow, Jeffrey

From: Betty Parsons <bcparsons@charter.net>
Sent: Thursday, September 5, 2019 1:54 PM
To: *Town Of Sevastopol Clerk/Treasurer*; GOODE, MARIAH; Kussow, Jeffrey
Cc: Lloyd Lewis
Subject: Proposed RV Park at Quarry

This email, in opposition to the proposed RV Park on the quarry ledge above the George Pinney Park was sent to me, so it is being forwarded.

Amy, please distribute to the appropriate individuals. Thank you.

Betty Parsons
Sevastopol resident

From: lloyd Lewis [mailto:ale1928@gmail.com]
Sent: Wednesday, September 04, 2019 11:16 AM
To: Betty Parsons <bcparsons@charter.net>
Subject: Re: No Quarry RV Village in Door County

There is no question that the Quarry RV Park proposal is one of the worst, inappropriate and damaging I have ever heard of for Door County. Everything about it an insult and shows absolute lack of respect for fragile environment and beauty. The people who make such damaging proposals do not belong in Door County --- ever!! Obviously I strongly object to this proposal and, if allowed, would tend to have less respect for the County Land Use Department on whom we have depended to make rational decisions.
Sincerely Alice P. Lewis, 56- year resident of Door County.
To Whom It May Concern:

My wife and I purchased a home in the Bluff Court neighborhood in 2015 in the hopes of retiring to a peaceful, secluded area of Door County. I find the planning of an RV park a “stone’s throw” away a disturbing development. I agree with all of the reasons not to build the park as mentioned on the No Quarry RV website. Nothing against RVs, but do we really need more RV parks in Door County? If so, can’t one be built in an empty field or forest far away from existing neighborhoods? Needless to say I will be donating money to fight this project.

Sincerely,

James Cotey
Door County Land Use Services Department  
421 Nebraska Street, Sturgeon Bay, WI 54235

July 30, 2019

Dear Sirs,

I am writing to express my concern and disapproval for the proposed RV resort which if approved, would be located on the quarry ledge above the George Pinney Park/Marina.

Not only would you encounter the disapproval of all of the residents along Bay Shore Dr., and the neighborhood that overlooks that ledge, but by approving this proposal, you would lower the property values of those in the vicinity, have issues with runoff, sanitation, policing, noise pollution, smoke pollution, etc.

I cannot imagine any appropriate use for that ledge except as a scenic overlook/park; but even with that, there would be safety issues to address.

I sympathize with the owners of the property who most likely would like to sell their land, but a proposal such as an RV park is absolutely the wrong use for that piece of land/rock.

Thank you,

Jamie Palmer
Bay Shore Drive Resident
6016 Bay Shore Dr.
Sturgeon Bay

RECEIVED
AUG - 1 2019
DOOR COUNTY
LAND USE SERVICES DEPARTMENT