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FEB 11 2020

Direct Dial: 608-252-9362  
Email: sad@dewittllp.com

February 10, 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**VIA FEDEX OVERNIGHT**

Resource Planning Committee  
Door County Land Use Services Department  
Door County Government Center  
421 Nebraska Street  
Sturgeon Bay, Wisconsin 54235

RE: Use of SF 20 and SE Zoning Districts to Benefit MOD and Campground in Violation of Door County Comprehensive Zoning Ordinance

Dear Resource Planning Committee Members:

Our law firm represents the Bay Shore Property Owners Association and certain landowners adjacent to the old quarry site (collectively the "BSPOA"). In a letter dated December 9, 2019, we respectfully requested that the Land Use Services Department reject Quarry Bluff LLC's (the "Developer") application for a conditional use permit (the "Application") for several reasons because the Application violated the Door County Comprehensive Zoning Ordinance ("Zoning Ordinance").<sup>1</sup>

The BSPOA continues to assert that the Application violates the Zoning Ordinance and Land Division Ordinance for the reasons stated in our December 9, 2019 letter. However, we write to set forth additional reasons to reject the Application for violations of the Zoning Ordinance.

Specifically, the Application proposes to use parcels that are zoned as Single-Family Residential-20,000 ("SF 20") and Small Estate Residential ("SE") for structures, roadways, and parking lots solely intended to benefit the proposed multiple occupancy development ("MOD") and campground. This is not allowed under the Zoning Ordinance.

For example, the Application proposes a holding tank, pond, and driveway on a parcel zoned SF 20. The Zoning Ordinance defines the SF 20 district as "strictly residential [in] character" and does not authorize its use for structures such as a holding tank or pond:

(11) Single Family Residential-20,000 (SF20). This district is intended to provide primarily for single family residential development at fairly high densities. Lot sizes of at least 20,000 square feet are required for new lots not served by public sewer. Generally, these districts will be located along the waterfront and in or near existing communities where smaller lots are the norm. The permitted uses are restricted in order to maintain the strictly residential character of these areas.

<sup>1</sup> Door County Corporation Counsel has stated that our law firm's letter dated December 9, 2019 has been made part of the record of this proceeding. That letter is also incorporated herein by reference.

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(Zoning Ordinance Section 2.03(11)).

In this case, the Developer proposes no residential development for the parcel zoned SF 20 in the CUP Application. Rather, the SF 20 parcel in the CUP Application is only used for a holding tank, pond and driveway that are solely intended to benefit the MOD and campground. The Zoning Ordinance expressly prohibits MODs and campgrounds as either permitted or conditional uses in the SF 20 district. (Zoning Ordinance Section 2.05(3)(a)). Therefore, the proposed development on the parcel zoned SF 20 in the CUP Application violates the Zoning Ordinance.

Similarly, a portion of the development proposed in the CUP Application is situated in the SE zoning district, which the plain language of the Zoning Ordinance requires to be used strictly for low density residential development:

(13) Small Estate Residential (SE). This district is intended to provide primarily for single family residential development on lots smaller than allowed in the Estate and HL3.5 districts but larger than the SF20 and SF30 districts. Lot sizes of at least 1½ acres are required for new lots. This district is intended for residential areas where high density is inappropriate or undesirable and for transitional areas that are beginning to convert from undeveloped land to residential uses.

(Zoning Ordinance Section 2.03(13)).

Here, the CUP Application proposes a parking lot for a parcel zoned SE that will be used solely to benefit the proposed MOD and campground. There is no residential development proposed. Like the SF 20 zoning district, the SE district does not allow MODs or campgrounds as either permitted or conditional uses. (Zoning Ordinance Section 2.05(3)(a)). Therefore, the parking lot proposed for the SE district violates the Zoning Ordinance.

In summary, the driveways, parking lot, pond and holding tank proposed for the SF 20 and SE zoning districts, respectively, are integral to the MOD and campground and directly serve those proposed developments. However, MODs and campgrounds are not permitted in the SF 20 and SE zoning districts. For this additional reason, and those previously stated in our firm's December 9, 2019 letter, we respectfully request that the Resource Planning Committee deny the CUP Application because it violates numerous provisions of the Zoning Ordinance.

Thank you for your attention to this letter.

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Very truly yours,

**DeWitt LLP**



Stephen A. DiTullio  
SAD:rl1

cc: Grant P. Thomas, Esq., Door County Corporation Counsel (via email):  
[CorporationCounsel@co.door.wi.us](mailto:CorporationCounsel@co.door.wi.us) and [gthomas1@co.door.wi.us](mailto:gthomas1@co.door.wi.us)

Ms. Mariah Goode, Director, Door County Land Use Services Department (via email):  
[mgoode@co.door.wi.us](mailto:mgoode@co.door.wi.us)

Quarry Bluff LLC (via U.S. Mail):  
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

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(cont) Please, please don't let the Quarry RV Village be built for further destruction. I think of the preserive damage to the area around it and the water table. No more gloums, graceful like rides to Egg Harbor. Let the limestone cliffs speak to further generations with their solitary beauty. My heart aches with even the possibility of it. Please.

Sincerely,  
Susan Orlson

1-30-20

Dear Mrs. Reimer,

When I grew up in St. Bay across from St. Joe's, I walked out the front door of my grandmother's home to look left and see the canal. Now that view has been destroyed from both sides of it plus a beautiful park for all ages which is now a fair station. Where did the preservation of my little town go?

January 31, 2020

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

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Dear Committee members,

We are writing to voice our opposition to the application for Conditional Use Permit (CUP) filed recently by Quarry Bluff, LLC on behalf of Margaret Dreutzer. We are year-round, full-time residents of the Town of Sevastopol having moved here in 2007. Our daughter attends Sevastopol School and we consider the Town and greater community of Sevastopol to be our one and only true home.

Our general opposition to this proposal focuses on two primary concerns: 1) the safety and well being of the residents of Sevastopol and 2) the long-term impact on the distinct character and beauty of Sevastopol and greater Door County that stems from its natural surroundings and quaint communities. Many specific characteristics that fall under these concerns are addressed by the County's CUP and we believe this application fails to comply with them.

We will address the most egregious of these failures here, in the order they appear in the CUP.

**1. Item 1: Adverse affect to area property values (well being of Sevastopol residents)**

- a. The claim of the assessed value of the completed development to be in the \$40 million range is pure speculation and patently misguided if not overt over-estimation.
  - i. The most obvious 'acid-test' rests in the fact that the property is currently assessed at \$250,000 and has been available for sale for at least 10 years and probably much longer. There is no unique or special enhancement being proposed by the developers that will create the arbitrage value they suggest will result.
  - ii. The accumulated value is based upon "...average assessed value for each unit,... will be in the \$450K to \$750K range, which is similar to the adjacent easterly property owners." They fail to address the fact that there are multiple parcels of land in the adjacent and surrounding area that have been available for sale for many, many years. Any of these properties would allow an interested party to build upon a much larger property size (where they can also park their Class A motor coaches) while enjoying the dual benefit of greater privacy within a neighborly community with the same completed assessed value; yet these properties remain unsold or sell at very, very infrequent bases.
    1. It is a near certainty that the developers will not be able to sell a majority, much less all 115 dual dwelling sites at the prices they propose. When this reality sets in, they will be forced to change their stipulated plans. The proposed requirements and codes of their development would quickly be thrown to the wind allowing for the sale of the sites at much lesser values with fewer restrictions on the quality

and aesthetic beauty of the development. This will surely decrease not only surrounding property values but those of nearly all of Sevastopol.

- b. The developers will essentially have no long-term 'skin in the game'. Outside of their initial land purchase cost and any potential shared cost of developing the sites, they will have no incentive to ensure the long-term high value of the development and surrounding properties. Their only true incentive will be to cover their investment or minimize their losses as quickly as possible. Almost certainly, this will lead them to sell to subsequent investors who have made no such (empty) promises of maintaining high quality home sites and who will have no restrictions on selling campground sites at any price that would yield their desired return on their lesser investment. If the CUP is approved, it must hold the developers legally responsible to ensure the value they propose for the site. Of course, if nothing else, bankruptcy law would excuse them from any such assurance and **therefore there is no legal means for the County to ensure the surrounding property values will not be adversely affected.** Only voluntary but legally-grounded, economic assurances by the developers could assure compliance with this first stipulation of the CUP.

2. **Items 8, 9 (well being of Sevastopol residents)**

- a. This development will surely decrease the safety of the area for pedestrians. Bay Shore Drive is already a very busy road with a speed limit of 35 MPH at the site of the quarry and cars frequently pass at much higher speeds. Again, this is a matter of simple math: adding at least 117 motor vehicles exiting and entering from a single point (not to mention at a curve in the road) will greatly increase the probability of accidents and harm to pedestrians. Furthermore, this will be compounded by the exiting traffic and parking of fishing enthusiasts with large trailers. The quarry park was designed for a specific capacity of parking and traffic. The additional traffic of the development will greatly exacerbate it and the associated risks.
- b. The County's own web site (<https://doorcounty.maps.arcgis.com/apps/webappviewer/index.html?id=38eb59242fc24d41914c2c9e85254d83>) designates the vast majority of Bay Shore Dr as an official bike route. This promotes and encourages (non-motorized) bikers to enjoy the beauty of the route. The increased traffic will surely result in higher rates of motor vehicle-to-bicyclist accidents.
- c. Referring to the same simple math of point 2.a., motor vehicle traffic will greatly increase as a result of this development. Even if it was limited to the new residents it would substantially increase the traffic north and south on Bay Shore Drive, however it is not limited to them alone. By the developers' own estimate, at least two semi-tankers will haul combined wastewater and solid wastes away from the site each day. That is two very large and heavy trucks that will be driving up and down Bay Shore Drive each day.
- d. The developers' citations of "existing contributing factors" essentially boils down to the argument that 'it is already bad and therefore their project won't make it worse.' This is a sad attempt at distraction but ultimately admittance that the project will definitely create adverse effects.

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3. **Item 11 (well being... and distinct character and beauty...)**
- a. Simply put, one cannot control or contain Mother Nature. As witnessed the past two years, precipitation and water levels continue to increase and result in severe contaminations. While this is true of any site in the area, the quarry is essentially a giant parking lot. DNR regulations were not written with these specific site conditions in mind, let alone immediately adjacent to the bays of Sturgeon and Green.
  - b. The park in its current form appears to have adequate containment and sewer drainage for the quarry as is, but not for an exiting 117 home sites squeezed above it with a great deal of human waste and other contaminants potentially added to the mixture.
  - c. Minimum storm-water containment requirements are not enough to ensure the safety and well-being when leaks and break-downs will certainly occur over time.
4. **Item 12 (distinct character and beauty...)**
- a. The design and décor of the proposed home sites and buildings is not a relevant issue; the relevant question is whether cramming 117 home/RV sites or even 115 home sites into approximately 40 acres (after discounting for drives, peripheral spacing, etc.) contribute to the visual harmony of the surrounding area and in particular as it relates to the sale of nearby dwellings.
    - i. Again, there is a clear acid test to apply: visit any transient RV/motorhome campsite in the county and compare it to the surrounding area as well as the aesthetic beauty that first pops into your mind when you hear the words Sevastopol or Door County. No other private association campground is as densely packed as this site proposal and none are adjacent to a wonderful and beautiful park with access to the bays for sporting women and men.
5. **Item 14 (well being... and distinct character and beauty...)**
- a. Undoubtedly there will be major changes to the natural character of the area. Specifically, wildlife habitat in and around the quarry will be affected, first by the foundational destruction and subsequent construction of major infrastructure and secondly by the mass population density that will follow. The quarry and surrounding area is home to many different species of animals and plants. Bald eagles and other birds are often seen flying in and around the quarry site. Multitudes of sparrows and other birds nest and live in the walls of the quarry. It is also a sanctuary for deer and other beautiful mammals that share Door County as their home. Of course, any building project has the potential to disrupt some wildlife home sites, but a project of this scale, with such an intense density of legacy activity will make the area inhospitable to all but the tiniest and most problematic animal species.
  - b. There is also no telling what sort of long-term structural damage to this section of the Niagara Escarpment will occur. The proposed work could create permanent damage the ground water system of this area. This is especially sensitive given the proximity to the bays.
6. **Item 15 (well being... )**
- a. See item 1.b above.
7. **Item 16 (well being... and distinct character and beauty...)**
- a. The application essentially kicks this can downstream to the Bylaws and Rules of the proposed development and its subsequent "onsite management" which will oversee the

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day-to-day property management. The error in this claim lies in the fact that there is absolutely no assurance that these same Bylaws and Rules will be in effect when the development is finalized, if ever. Whatever rules exist at any future period will be those enforced by the owners' association which can be changed at any time and will be dictated by the desires of the collective ownership and have no specific regard to the surrounding community.

In summary, these points outline our *primary* objections to granting the CUP to this plan. However, we wish to make it known that we are not opposed to similar plans in Sevastopol or surrounding areas. We appreciate the developers' democratic right to access the free market for property development. We simply encourage the proper oversight of that access. In this case, the risks stemming from the density of the project coupled with its location in a naturally sensitive and natural aesthetic beauty make the character of this project non-compliant. A different type of develop – less dense and more sensitive to the surrounding natural resources and civil community – in this location OR moving this proposed project to a different location where it would not have the same detrimental impacts would gain our support. This is not a case of opposition to new development 'in our backyard' as the developers attempt to claim in the application, but rather opposition to a highly dangerous and damaging development in this particular location.

We trust the County RPC will recognize these concerns and make the proper decision to deny this CUP.

Thank you.

Hans Dramm and Sarah Keller  
4859 Bay Shore Dr  
Sturgeon Bay, WI 54235

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Judith Goetz <jajgoetz@gmail.com>  
**Sent:** Monday, February 3, 2020 3:46 PM  
**To:** Riemer, Linda  
**Subject:** Quarry desecration

**PROPOSED QUARRY VILLAGE SOUNDS HORRIBLE! IT FLIES IN THE FACE OF EVERYTHING DOOR COUNTY STANDS FOR!**

**Judith Goetz**  
Property Owner since 1955

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LAND USE SERVICES DEPARTMENT

February 4, 2020

Marianne Ewig  
6391 Little Harbor Drive  
Sturgeon Bay, WI 54235

Door County Land Use Services  
Attn. Linda Reimer  
421 Nebraska Street  
Sturgeon Bay, WI 54235

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Dear Members:

Re: RV Quarry Park CUP application

I have attended the two meetings in Sevastopol regarding this CUP and have reviewed the application from a lay person perspective. I have significant stakes in this matter: my safety, safe drinking and swimming water, and my home.

My major points:

**The town of Sevastopol Comprehensive Town Plan** The CUP is not consistent with what was developed. There was not an intent within the plan to include a commercial development. I see this CUP as a manipulation of the intent.

**Emergency services** If a disaster or any emergency occurs in the "bowl" where is access that can handle a big evacuation? The two roads, steep, proposed, will never do it. The Sturgeon Bay fire chief provided his approval yet Sevastopol residents throughout the town need the same services and there was recent communication to Sevastopol residents about this very issue by the Sturgeon Bay fire department. Now we add 117 plus concentrated units plus homes planned on a small footprint. Really? This is like adding a whole new complex in Sturgeon Bay, but traveling with emergency vehicles over 7 miles on a two lane road, to two steep access points.

**Property assessments** A firm in Neenah assesses properties here? I have lived here for 28 years and have NEVER seen less than 10-15 properties on the market on Bay Shore Drive throughout the year, a normal pattern. Two weeks ago I saw two. Owners afraid, realtors recognizing the situation?

**Rentals** The CUP analysis was based on residential homes rented as air B&Bs or VBO's. The rentals at the RV village are Extremely dense, a far different scenario. This is not a comparable.

**Sanitary and water** Unless there is some new DNR information since the two meetings, that is absolute, the proof of each as adequate was not there. I have initiated contact on my own as a resident with a great deal at stake with the DNR regarding water quality, infiltration, run off, etc.

I have had my well tested twice for nitrates and once for arsenic in the last 7 years. I am at the Bay, below the escarpment that has all those fractures. The last thing Door County needs is a replication of Kewaunee County, and, actually already in Door County, with the CAFOS. The karst topography is the same, manured soil, or not. With the climate changes we have seen, the wettest year in 2019 on record, what can we expect? Can we begin to think proactively and not on a reactive basis? We have some science back at the DNR. after many years of sad

cuts by the prior administration, reflected by what happened in Kewaunee County. Let's not repeat in Door County.

There is an extensive study done by the WI section of the American Institute of Professional Geologists from 2009 that describes the quarry in precise terms, to include many natural wells within the structure of the quarry. And now potentially two high capacity wells will be drilled? The impact? This study also references well viability issues in Sturgeon Bay. Are we all connected to a precious resource?

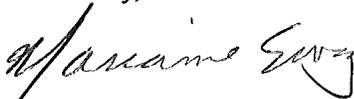
**Safety** I do not believe the traffic studies presented reflect the impact. I bike and walk the area, at least 2 times a week in warmer weather. With the 3-5 bike/run events each year on Bay Shore Drive we are at high accident potential. This is not just 117 people, it is many more vehicles with summer influx and even more people with the rentals projected in this concentrated area.

**Surface drainage and storm water** Has anyone ever watched the run off from the quarry cliffs in heavy, consistent rain? This run off appears **within** the fractures, demonstrating the karst topography.

The run off is without the proposed addition of 6-10 inches of soil to plant trees (on this surface?) with pools/ponds, and then the fertilizers to feed the pristine surroundings this clientele will expect. And where will all this run off go? Just into the ground/stone? No, it will find its way through the fractures ALL the way to the Bay of Sturgeon Bay. The drainage culverts or whatever the developers described will not work. In heavy rains we have now I can count on my oversized gutters to overflow. This whole section is imbedded in fantasy.

A history of degradation of Door County's natural resources should not be replicated here. We can do better. Vote no.

Sincerely,



Marianne Ewig

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

February 5, 2020

Door County Land Use Services Dept.  
Door County Resource Planning Committee  
421 Nebraska Street  
Sturgeon Bay, WI 54235

Re: Old Stone Quarry (Quarry Bluff Development)

Attention: Mr. Ken Fisher, Chair:

If, as reported, the Dells-like, mobile home, recreational vehicle/ campground proposal for development of the Olde Stone Quarry property adjacent to the boat launch on Bay Shore Drive (i.e., Pinney ParK) would require as much as 8,000 truckloads of dirt/fill to meet minimal building requirements the developers should be made to explain (in detail) how they propose to meet this need. Can you imagine the damage to Bay Shore Drive; the engine braking and gear-shifting noise caused by that many trucks? And where in the world would the developer source that much dirt without serious land degradation caused by either a really big hole or the down-sizing of a really big hill? And, what about run-off? That amount of loose shallow fill on solid impervious bedrock will sooner or later simply slide away. In fact, if you have ever seen rainwater runoff cascading through fissures in the quarry rock after a storm (or Spring snow melt) you would be amazed at the waterfalls draining the upper quarry. And, to what extent will the taxpayers have to pony-up for the damage to Bay Shore Drive, all to permit a developer who conveniently lives miles away from this eyesore, to create a transient campground?

If, as reported, the Dells-like, mobile home, recreational vehicle/campground the proposal would require many truckloads of daily sewage removal similar to that experienced by the Landmark resort. Again, the truck noise, road damage, and environmental impact would be way beyond what could be imagined. And, where is all this sewage to be processed? Will the taxpayers have to pony-up for an expansion of the sewage treatment plant for the singular benefit of the developer? The developer should be required to explain (with precise detail) how waste is

to be mitigated; and, the Committee should minimally demand performance bonds for the inevitable system failures.

If, as reported, the Dells-like, mobile home, recreational vehicle/campground the proposal would require the equivalent of blasting through solid bedrock a 3 ½ foot, one mile long, trench for sewage, water, and various utilities. Any foundation within a radius of one mile would be subject to serious damage. Is the developer willing to provide (as is customary for a project of this magnitude) a no-fault liability bond for the millions of dollars that might be required? I doubt it; but the Committee should demand such a bond nevertheless. Once blasting has occurred it is too late to mitigate its effects. Expecting surrounding homeowners to litigate their damages is an unfair burden. The developer will disclaim any liability by maintaining that it was unaware that such damages would occur; or, that the blaster was liable, not the developer; or, unforeseen rock formation issues precipitated homeowner damages for which the developer should not have responsibility. At the very least the Committee should demand a bond measured in the millions of dollars; and, the bond should be premised on an absolutely strict liability basis. Negligence and fault should be absolutely borne by the developer.

Further, there should be due consideration of what damage might be done to existing water wells and casement piping. Is the developer willing to provide a no-fault liability bond for the millions of dollars that might be required to repair or replace damaged water wells? I doubt it.

Further, what unknowable impact will this project have on the delicate aquifer that will be at serious risk of draining contamination because the natural filtering process simply cannot function. Is the Committee willing to accept after the fact hand-wringing. After the fact is too late; and we, the surrounding landowners are cast adrift

And, what of the damage to the Pinney Park boat launch? Major holidays and fishing tournament demand is almost at capacity now. Adding a whole bunch of transient boat campers is an unfair burden upon the resident taxpayers who support the costs of the launch and who expect the launch to be reasonably available to them.

In this vein you might ask yourself, why this project; why here; why now? Of course the answer is fairly obvious: greed, financial greed by all concerned. This project is easily achievable at many other sites in the County, engaging far fewer development challenges and situated in a far more suitable location. But, the need for profit, maximized profit, is more readily within grasp by locating the development in an area of unparalleled beauty and desire. Why is it that we, as residents, decry the desecration of natural wonders and then disregard our responsibility to preserve and protect the lands that we love. The quarry is a geologically important part of the escarpment that is millions, yes millions, of years in the making. Why can't we just leave it be for all to enjoy what it is? Future collaborative effort might well find a use for the quarry that is far more suitable to its character; this development project simply does not meet the standards and cultural premise that makes this County a thing of beauty needful of protection. Imagine twenty-five or forty years from now when those that follow inquire as to why we desecrated this land for a campground.

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The parties to this project should be ashamed of themselves for developing this proposal in secret and then foisting it upon friends and neighbors, the very same people who enabled a fair amount of their business success over the years. The developer knows as well as anyone that this proposal would seriously impinge on the residential character of not only Bay Shore Drive but also of Sturgeon Bay, and, indeed, of Door County, all in the name of profit. This is not the Wisconsin Dells, nor should it ever become such. No one is contesting the developers right to benefit from the value of property but to do so at the risk of friends and neighbors is grossly unfair especially when there are many far more suitable sites.

We strongly urge the Committee to reject the developer's proposal. If the developer is unhappy let it sue. It is far better for the developer to spend its dollars than to compel the surrounding neighbors to do what the Committee should as a matter of course.

Sincerely,



Greg and Lynn Naples  
Bay Shore Drive  
Sturgeon Bay, WI

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** Steven Eatough <steve9838@gmail.com>  
**Sent:** Saturday, February 8, 2020 10:56 AM  
**To:** Rierner, Linda  
**Subject:** Fwd: Quarry R V Village

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DOOR COUNTY  
 LAND USE SERVICES DEPARTMENT

----- Forwarded message -----

**From:** Steven Eatough <steve9838@gmail.com>  
**Date:** Sat, Feb 8, 2020 at 11:49 AM  
**Subject:** Quarry R V Village  
**To:** <mgoode@co.door.us>, <reimer@co.door.us>

Hello: Mr. Fisher, Mr. Koch, Mr Virlee, Mr. Enigl and Ms. Chomeau,

I am writing you today as members of the Resource Planning Committee. My desire is to express my opposition to a Conditional Use Permit being granted for the proposed Quarry R V. Village project. As you are well aware the RPC Committee shall review the submitted CUP application based on the 17 criteria established for this review. That criteria was specifically last amended September 30, 1997 as ordinance 29-97. Certainly, the developers will cite Wisconsin Act 57 that says a Conditional Use Permit must be granted if ALL of the criteria for the permit have been met. Furthermore the developers will state that public opinion, no matter how strong, does not matter if the CUP criteria has been met. I agree with that interpretation. There is no question that some of the CUP criteria have been met by the developers. It is equally clear that a number of criteria have not been met. Therefore, as per requirements of Wisconsin Act 57. this permit must be refused as the developers DID NOT meet ALL of the criteria for issuing a CUP for this project. I thank you in advance for strictly adhering to the existing law, and the existing CUP requirements. I think it is extremely important to note that both the Sevastopol Planning Committee and the Sevastopol Town Board unanimously turned down this project based on the existing criteria contained in the Door County Zoning Ordinance.

Sincerely,  
 Steven Eatough

**Riemer, Linda**

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**From:** GOODE, MARIAH  
**Sent:** Sunday, February 9, 2020 1:35 PM  
**To:** Riemer, Linda  
**Subject:** FW: Opposed to Quarry RV Village

If you have not already received and printed this, please print it for what will eventually become Packet G (letters received between 1/31 posting and 3:30 on the 19<sup>th</sup>).

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](mailto:mgoode@co.door.wi.us)  
 Website: <http://map.co.door.wi.us/planning>

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**From:** William Harder <[wtharder@gmail.com](mailto:wtharder@gmail.com)>  
**Sent:** Sunday, February 2, 2020 2:48 PM  
**To:** GOODE, MARIAH <[mgoode@co.door.wi.us](mailto:mgoode@co.door.wi.us)>  
**Subject:** Opposed to Quarry RV Village

Dear Ms. Goode,

My wife and I wish to register our objections with Door County Land Use Services to the proposed 117-unit RV park at the quarry near George Pinney Park.

Our family has had residence at 4871 Harder Hill Road, Sturgeon Bay 54235 for over 30 years, and although we have moved our primary residence, we still own adjacent property at 4863 Bay Shore Heights Drive where we may build another home. Our former property, and current property are both adjacent to the quarry and the proposed RV village.

Our objections are specifically the following:

- The proposed RV Village does not fit within the ecological culture of Door County.
- The proposed RV village would detract from and cause long-term devaluation of the nearby / adjacent residential properties.
- Development blasting / construction noise and resultant dust would undoubtedly jeopardize the health & respiratory safety of the nearby residents.
- The RV development ignores preservation & park utilization to highlight the western-most end of the Niagara Escarpment; preservation is an objective of the Town of Sevastopol's Comprehensive Plan.
- The RV village motorhomes, cars, and densely populated area would contaminate the nearby well water supplies. For decades since the early 1980's, the well water for the adjacent residents has been excellent but due to the porous quarry rock structure will allow contaminants from the surface to easily sink into the fissured rock structure (I speak with 35+ years of drinking the tested well water from our residence at 4871 Harder Hill Road).
- Sewage from the 117-unit RV village would necessitate truck transportation, and regular sewage trucking would be disruptive (noise, smell, increased trucking on Bay Shore Drive) to the adjacent property owners.

- Bay Shore Drive, the only access road for the RV village, would have heavier traffic and much of it being wide, Class A motorhomes. This traffic would significantly endanger the bicycle riders frequently using the road that is very narrow already for car & bike traffic.

Our current primary residence is noted below.

Regards, Bill

William Harder  
3325 Beach Ln  
Green Bay, WI 54311  
(920) 495-4804 (M)

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FEB 10 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**GOODE, MARIAH**

---

**From:** Bryan Troutman <bryantroutman65@gmail.com>  
**Sent:** Sunday, February 9, 2020 1:45 PM  
**To:** GOODE, MARIAH  
**Subject:** Re: Financing Question

Yes please. Thank you.

On Sun, Feb 9, 2020 at 2:30 PM GOODE, MARIAH <mgoode@co.door.wi.us> wrote:

Hi, Bryan –

Did you intend for this exchange to be forwarded to the RPC as input/correspondence regarding the quarry application? As I believe you understand, they are the decision-makers regarding this application, not me.

I just read through all the correspondence in the packets and I believe you did already submit correspondence regarding this topic.

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](mailto:mgoode@co.door.wi.us)

Website: <http://map.co.door.wi.us/planning>

**From:** Bryan Troutman <bryantroutman65@gmail.com>  
**Sent:** Thursday, January 30, 2020 3:45 PM  
**To:** GOODE, MARIAH <mgoode@co.door.wi.us>  
**Subject:** Re: Financing Question

Thanks. Sorry I'll miss the festivities!! I do hope you will give great consideration to financing, LLC identification and financial statements as well as requiring surety and performance bonds if you find the developments meets the requirements and the need of the county. Bryan

On Wed, Jan 29, 2020 at 10:03 AM GOODE, MARIAH <[mgoode@co.door.wi.us](mailto:mgoode@co.door.wi.us)> wrote:

Hi, Bryan –

I just listened to your voicemail message.

Attached is the current RPC decision-making worksheet, which reflects Chapter 11 of the zoning ordinance. Financial assurances are something the RPC could potentially require.

Please let me know if you have any additional questions.

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](mailto:mgoode@co.door.wi.us)

Website: <http://map.co.door.wi.us/planning>

**From:** Bryan Troutman <[bryantroutman65@gmail.com](mailto:bryantroutman65@gmail.com)>  
**Sent:** Tuesday, January 28, 2020 7:36 AM  
**To:** GOODE, MARIAH <[mgoode@co.door.wi.us](mailto:mgoode@co.door.wi.us)>  
**Cc:** James Mitsche <[james.mitsche@gmail.com](mailto:james.mitsche@gmail.com)>  
**Subject:** Financing Question

Morning. Mariah, Mike Parents read a prepared statement during the Sevastopol Town hearing, which among other things he stated that the County had RED LINED out financial assurances as part of rule 67. I find this very difficult to believe since it is, in my opinion, one of the most important elements of a \$40 million development. Combined with the developers statements during their town hall meeting in September, "we have no money". makes financial assurances even more important. Kindly clarify for me. Thanks. Bryan Troutman

Riemer, Linda

---

**From:** Barbara & Doug Henderson <barbdoug63@gmail.com>  
**Sent:** Monday, February 10, 2020 1:06 PM  
**To:** Riemer, Linda  
**Subject:** Quarry Bluff CUP

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FEB 10 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

BARBARA & DOUG HENDERSON  
5401 Bay Shore Drive  
Sturgeon Bay, WI 54235  
920-493-6930

February 10, 2020

Linda Riemer  
Administrative Assistant – Door County Resource Planning Committee  
Sturgeon Bay, WI 54235

Dear Linda:

We are writing to express our strong opposition to the issuance of a conditional use permit (CUP) to Quarry Bluff LLC, Margaret Dreutzer, Tom Goelz and Mike Parent to develop the historic Leathem and Smith Quarry on Bay Shore Drive in the town of Sevastopol. The issuance of this CUP will be a loss of an opportunity to preserve the quarry property as an historical and environmental educational destination. The Town of Sevastopol and Door County have the opportunity to save an important historical and environmental property. We ask that you recognize the importance of preserving and protecting this property for future generations.

Although there are many items in the CUP application that we think are incomplete, inaccurate and untrue, we believe that the legal concerns noted in the December 9, 2019 brief from DeWitt Law Firm, that was sent to the County Attorney and the DC Zoning Administrator, are critical. If this CUP is approved, it will change the Door County Zoning rules for all campgrounds. This change could alter the character of much of Door County!

We ask that the Door County Resource Planning Committee accept the recommendation of the Sevastopol Town Board to deny the CUP proposal.

**We respectfully request that the Quarry Bluff LLC CUP be denied!**

Sincerely,

Barbara & Doug Henderson

**Riemer, Linda**

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**From:** Barbara & Doug Henderson <barbdoug63@gmail.com>  
**Sent:** Tuesday, February 11, 2020 11:43 AM  
**To:** Riemer, Linda  
**Subject:** Quarry Bluff CUP

Douglas Henderson  
 5401 Bay Shore Drive  
 Sturgeon Bay, WI 54235  
 920-743-9026

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 FEB 12 2020  
 DOOR COUNTY  
 LAND USE SERVICES DEPARTMENT

February 11, 2020

Linda Riemer  
 Administrative Assistant – Door County Planning Dept.  
 Sturgeon Bay, WI 54236

Dear Linda:

I am writing to express my concern and opposition to the issuance of a Conditional Use Permit (CUP) to Quarry Bluff LLC. for the development of the historic Leathem and Smith Quarry site. I was the first Executive Director of the Door County Maritime Museum. As the museum staff began to develop the original exhibits that would be seen in the new Sturgeon Bay facility in the mid-1990's, the curator, assistant curator and I all agreed that it was important to include the quarries of Door County, and especially the Leathem and Smith Quarry, into story that would be told in the museum. An exhibit was developed that describes the importance of the Quarry in the maritime history of Door County. That exhibit is still seen in the Peterson Gallery of the DCMM.

In statements at both the Sevastopol Town Planning Committee meeting and the Town Board meeting, Pete Hurth said that in his opinion the quarry is not very attractive as it sits today. That it has been used as a fill site for construction materials, as a dump, and that it is not a "gem" that needs to be saved. I strongly disagree! The Leathem & Smith Quarry needs to be preserved as a historic, environmental, educational site for future generations.

Please vote to refuse the CUP request for this property.

Sincerely,

Douglas Henderson  
 Retired – DCMM Executive Director

Donna Klinger  
585 Mourning Dove Circle  
Lake Mary, FL 32746  
&  
319 West Maple Street  
Sturgeon Bay, WI 54235

February 4, 2020

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

Re: Conditional Use Permit for RV Village at Quarry Bluff

Dear Sir/Madam:

My husband and I own lot 13 on West Whitefish Bay Road. We bought it several years ago to build our retirement home. We learned of this RV Village one week after meeting with Keith Tielens to discuss preliminary aspects of building on our lot. Since learning of this RV Village we have no desire to build on our lot. We are also very concerned if the RV Village is allowed to proceed, will we be able to sell our lot.

This RV Village has created a great deal of justified negativity related to many areas. There have been many experts in their fields stating these facts. Right now I want to be honest and tell you that my husband and I are concerned with our investment of this property. It was a considerable amount to spend and it will create a hardship on us if we are to lose the value of the property. Not to even mention the heartbreak of not having our retirement home in the peaceful and beautiful setting that is there now.

I watched the last hearing on You Tube and heard that it could be 10 years from the time the construction starts to the last lot sold. What happens if the lots don't sell? Although it created a laugh, one board member made a very good point that the demographic now that drives Class A motorhomes would be dead in 10 years. Also that younger generations are not buying Class A motorhomes.

Please consider if you lived adjacent to this area and if you would want your summers ruined for the next 10 years and your property values decreased.

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Respectfully submitted,



Donna Klinger

**Riemer, Linda**

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**From:** Donna Klinger <donnagklinger@gmail.com>  
**Sent:** Monday, February 17, 2020 5:57 AM  
**To:** Riemer, Linda  
**Subject:** Quarry RV Village

My husband and I own lot 13 on West Whitefish Bay Road. We purchased this property in order to build our retirement home in this beautiful area. One week after meeting with Keith Tielens to discuss preliminary aspects of building on our lot we learned of this proposed RV Village. If this RV Village is allowed to proceed we have no desire to build on our lot. Not only will the dream of our retirement home on our lot be gone, we will lose the value of our lot. I doubt very seriously we will ever be able to recover our investment of the property. Who wants to buy a lot and build a house near something that will devalue the land? Although our financial loss will not be near the ones with homes near the area, it will still be a financial burden for us at this stage of our life.

The country is changing at an alarming pace. What was popular 10 years ago is no longer wanted. At the last hearing there was expert testimony stated of a study that proved Millennials are not buying Class A motorhomes. The company that wants this RV Village stated it could take ten years from the time the project is started until the last lot is sold. What happens if this venture goes bankrupt because of lack of sales? Think of the damage that the county is left with.

Many environmentalist reports have stated what could happen with the construction of this RV Village. Simply stated, this is a very bad idea in many ways. Do you really want to be responsible for approving this venture when so many are against it for valid reasons? Why should a portion of the Niagara Escarpment be destroyed to enable 117 Motorhomes to have a great view? Why should surrounding property owners lose value in their properties and live with 10 years of construction for Motorhomes? Some of these homeowners may only have 10 years left of their lives. Are you going to rob them of their remaining years of peace?

This venture will not improve this area of Door County. It will ruin that area of Door County. Please vote to deny it.

Respectfully submitted,

Donna Klinger  
585 Mourning Dove Circle  
Lake Mary, FL 32746

FEB 17 2020

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FEB 11 2020

February 11, 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENTMichael R. Wildenberg  
Jill C. Wildenberg  
4988 Bay Shore Drive  
Sturgeon Bay, WisconsinLinda Riemer  
Door County Land Use Services  
Door County Government Center  
421 Nebraska Street  
Sturgeon Bay, WI 54235920-493-0839  
wildenberg3362@gmail.com

This concerns the proposed 117-unit RV Village at the Quarry in Door County. If possible, I would like to speak and share my concerns at the upcoming meeting on February 20, 2020.

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 a 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. Bay Shore Drive has very small bike lanes. Traffic is now an issue and would become even more dangerous with the RV Village traffic

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. In a smaller way this is very similar to the smog issue in Los Angeles when a wind out of the west pushes smog against the mountains.

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. We recently vacationed in Arizona. Attached are pictures of a RV village that was adjacent to a golf course. The area was extremely congested and showing signs of deterioration, even though only a few years old.

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?

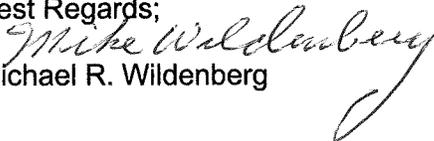
What happens if the development goes bankrupt? At that time the zoning for a "Campground and Multiple Occupancy Development" would be in place. Could you continue to enforce any restrictions that were agreed to? With the "Campground Zoning" would it just become another unrestricted campground like Quiet-Woods 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 previously stated 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. You only need to look at the Dells of the Wisconsin River to see a beautiful natural river area commercialized and over developed.

Please keep Door County pristine and the most desirable place in Wisconsin to visit and live.

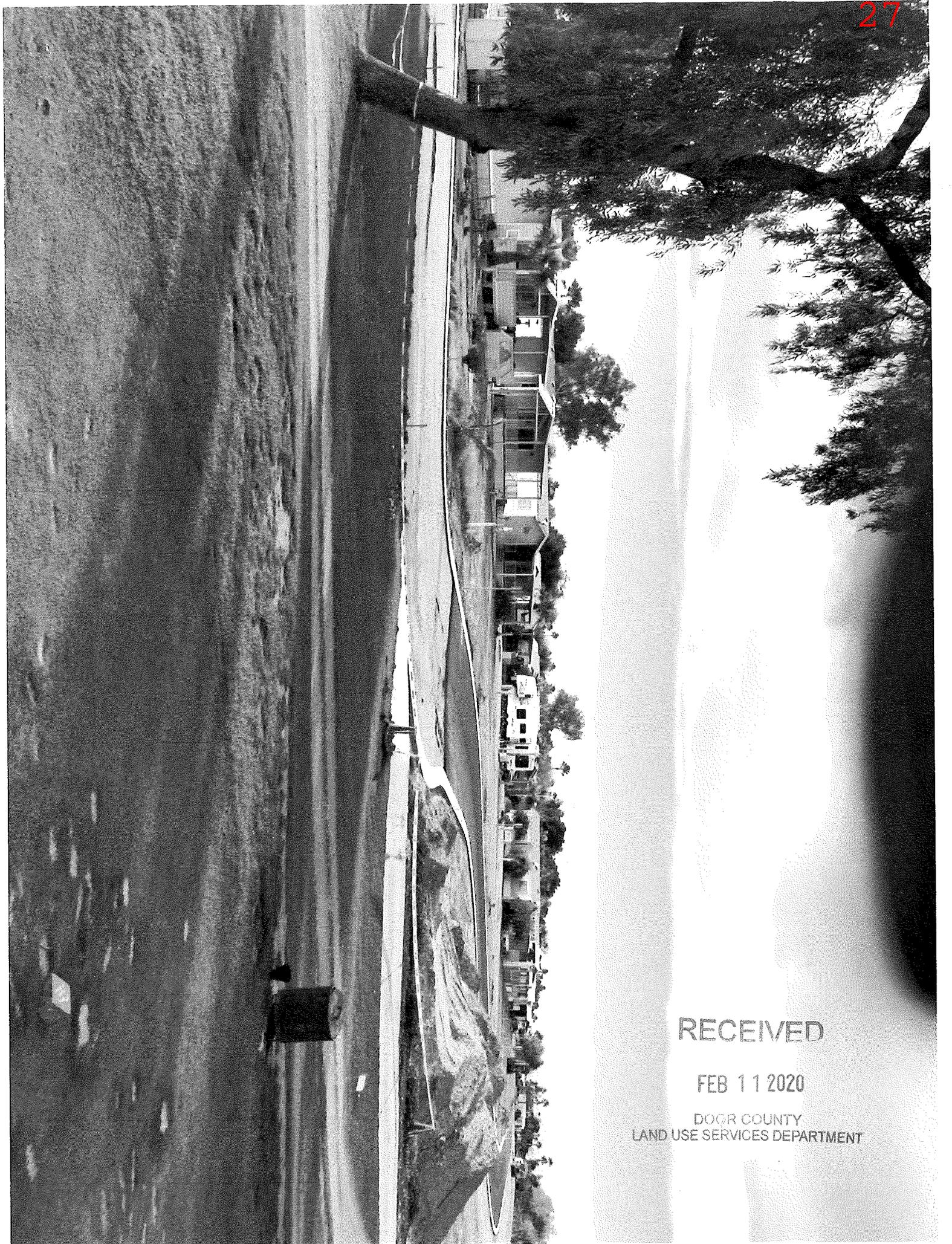
Best Regards;

  
Michael R. Wildenberg

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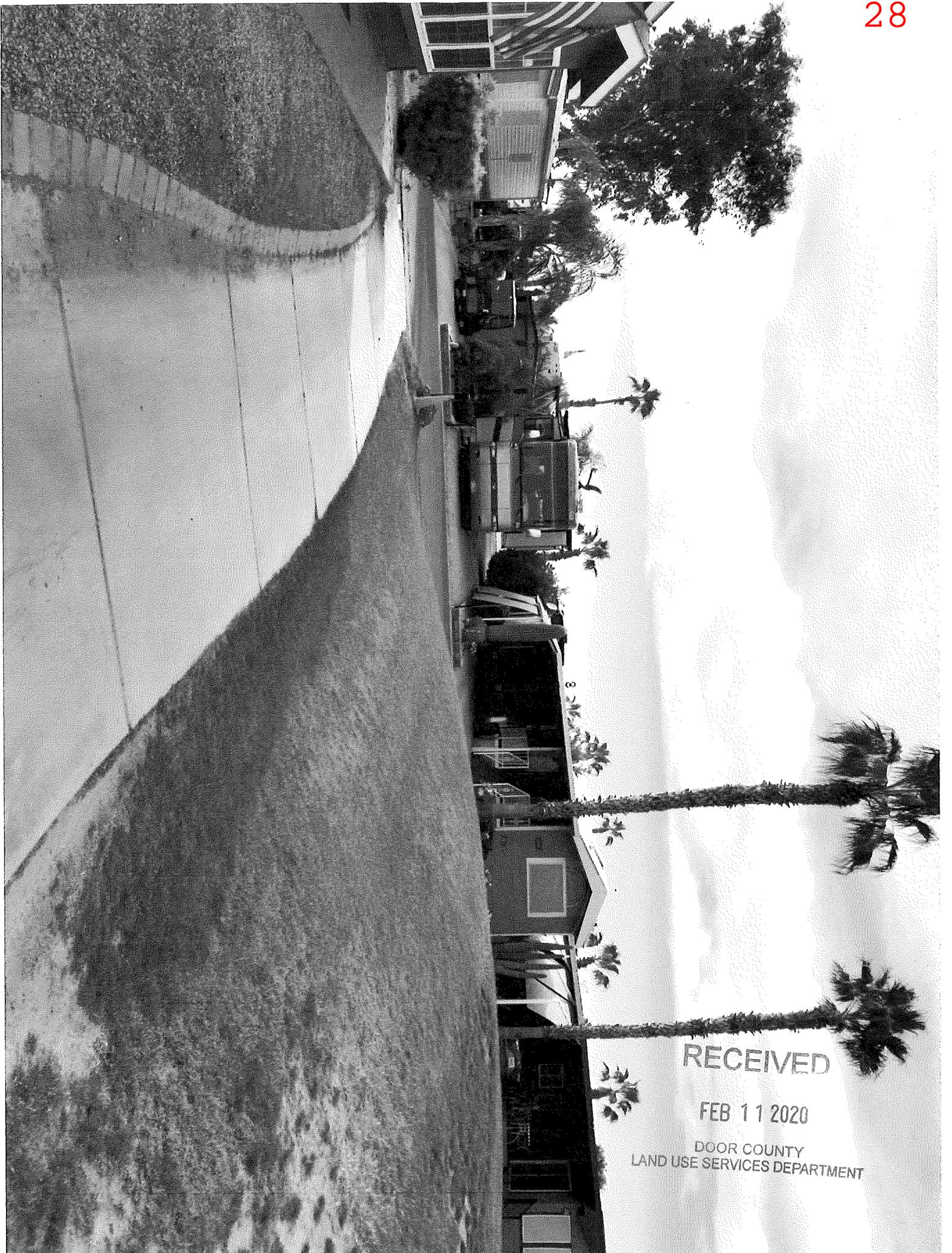
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LAND USE SERVICES DEPARTMENT



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LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** David Robinson <david@woodendresses.com>  
**Sent:** Tuesday, February 11, 2020 2:54 PM  
**To:** Riemer, Linda  
**Subject:** "Old Quarry RV Village"

We own a home in Jacksonport and have been visiting Door County for most of our lives. We are **against the development** of an RV park above the George E. Pinner Park. The reasons are numerous and should be obvious.

David and Barbara Robinson  
6322 Lake Park Dr.  
Sturgeon Bay, WI. (Jacksonport)

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**GOODE, MARIAH**

---

**From:** Bob Bush <bobbush4503@gmail.com>  
**Sent:** Wednesday, February 12, 2020 11:07 AM  
**To:** GOODE, MARIAH  
**Subject:** Old Quarry Development CUP

Dear Ms. Goode,

Quite a bit of furor has developed over this proposed project.

Personally, I and my spouse are absolutely against this development. We own a home at 6084 Bluff Ledge Rd in the Town of Egg Harbor on six acres, we own twenty acres on the east side of Bay Shore Road in the Town of Sevestapol, and we own ten acres in the Town of Egg Harbor to the north and east of our home on Bluff Ledge Road. Unfortunately, I suppose we still only get one vote each.

I have been the recipient of ground water and drinking water pollution at two of my properties in Lake County, Illinois from nearby RV Developments. motor oil, gasoline, other automobile products and raw sewerage leaked from this type of conveyance onto the ground and worked its way into the local ground water and springs supplying the areas' drinking water. The water is no longer drinkable there as a result.

Please do not let these RV owners carelessly destroy our drinking water supplies here in Door County. The bottom line is that these RV Owners DO NOT CARE. If one site goes bad, they pick up their, drive to another RV park and ruin that one too. Sewer water is especially damaging to the drinking water system by virtue of the bacteria, organisms and chemicals contained in it. I certainly do not want to drink brown water, do you ?

I am a retired Chicago Fire Department senior officer. I have extensive experience with hazardous chemical and other spills, so I have professional as well as personal experience with this type of situation.

Please forward a copy of this letter to the Resource Planning Committee prior to the CUP hearing on February 20, 2020. We are in Auburndale, FL until April 18, 2020 so we cannot personally attend the meeting.

Again, our local information is as follows:

Robert Bush  
Marianne Larner  
6084 Bluff Ledge Rd.  
Sturgeon Bay, WI 54235  
863-899-9483  
[bobbush4503@gmail.com](mailto:bobbush4503@gmail.com)

Thank you.

Respectfully,

Robert Bush  
Marianne Larner  
1672 Doves View Circle  
Auburndale, FL 33823  
863-899-9483  
[bobbush4503@gmail.com](mailto:bobbush4503@gmail.com)

**Riemer, Linda**

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**From:** Dan Hubing <hubingdan@yahoo.com>  
**Sent:** Wednesday, February 12, 2020 9:06 AM  
**To:** Riemer, Linda  
**Subject:** Fw: Vote No for RV Village

Please, oh please, vote No for the RV Village on February 20'th.  
I oppose the project.

I live on a road a mile away from the quarry site, and it has no center line stripe.  
Major work improvements need to be done to our road systems to handle large luxury RV traffic.

Thank you:  
Dan Hubing  
5307 Pine Tree Rd., Sturgeon bay, Wi. 54235  
(920)559-9254

Sent from Dan's Yahoo Mail

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FEB 12 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

February 7, 2020 RECEIVED

Ms. Mariah Goode  
 Land Use Services/Planning Department  
 421 Nebraska Street  
 Sturgeon Bay, WI 54235

FEB 12 2020

DOOR COUNTY  
 LAND USE SERVICES DEPARTMENT

Dear Ms. Goode:

I would like to submit the following for consideration by the Resource Planning Committee in regard to the Conditional Use Permit application for the Quarry Bluff project.

As a near neighbor to the quarry, I have a number of concerns regarding the danger to water quality, environmental issues, increased traffic and noise, but I wish to address here the first item on the list to which the developers were required to respond, whether the proposed project will adversely affect property values in the area.

The CUP application should be denied because the developers have failed to submit evidence that this project will not adversely affect property values.

## PROPERTY VALUES

### Section 1, page 1 Property Values in the CUP application

- Regarding the developers' statement "The water view of the property owners will be minimally affected."

They fail to address the near view: 115 roofs, 117 class A motor homes, 117 personal cars—plus each lot has 3 grass parking spaces for visitors = 351 more vehicles (typical home site, page 23 of application). In addition, the concept plan (section 18, page 26) states "bluff face +/- 60'—houses on average 15' higher than top of bluff"

- Regarding the developers' list of 13 reasons why property values in the area will not be adversely affected:

Reasons 1-5 describe the existing quarry; since the quarry was there when homes were built, it has no effect on future property values. These are not reasons why the proposed development will not adversely affect property values.

Reasons 6-8 describe the proposed project; they are rather reasons why the neighboring property values *will* be affected. No longer will neighbors enjoy the peace and quiet and the wildlife sightings they now have, they will view roofs and motor homes and listen to traffic moving in and out and ambient noise generated by residents and visitors, not to mention lawn mowers, snow and leaf blowers maintaining 57 acres and waste removal trucks arriving at least twice a day.

Reason 9: the value of the home and motor coach on each lot may exceed the value of neighboring property. That is not a reason why neighboring property values will not be affected. First, the value of the motor coach cannot be considered as part of the property value. Second, a 2,400 sq ft home on a 9,000 sq ft lot does not compare to a home twice the size on a lot more than seven times the size. The

developers state that this will be an upscale neighborhood with fine finishes in the homes; but the neighboring homes are also upscale, with fine finishes, so the only valid comparison is size and density.

Reason 10: demographics in the quarry have no relation to property value unless you consider that people of the ages stated would most likely have children and grandchildren visiting, which would increase the noise level generated.

Reason 11: the project will be protected from unwanted noise and nuisance.... Nuisance is in the eye of the beholder; to the quarry's neighbors, nuisance would be traffic, lawn maintenance, noise generated from pickleball, tennis, pool, and the ruin of the dark sky from light generated by homes and motorhomes.

Reason 12: Boosting the local economy has no relation to neighboring property values.

Reason 13: The developers' assertion that the project is a better fit for the community than other uses is invalid when they cannot state what other possible uses might be proposed. A population the size of Ephraim dropped onto the 57 acres of the quarry is so far removed from the composition of the surrounding neighborhood that the assertion of a good fit is absurd.

- Regarding the developers' assertion that their additional documentation supports their position:

Item 1, Factors that can lower a home's value, does not claim to be an exhaustive list of absolutely everything that might lower property values. (This article was written by Bill Gasset, a realtor in Massachusetts; it has no relation to Door County.)

Item 2, the study regarding impact of commercial development on property values, should be discounted for the following reasons:

- The study is concerned with industrial, office, and retail development, none of which apply to this project.
- The study was conducted in southern, metro Atlanta, Georgia with demographics and attitudes so dissimilar to northern, rural Door County that any comparison is not valid.

**Section 2, Item 2, page 45 Whether the proposed use is similar to other uses in the area:**

"The actual density of our development is similar to other densities in the area." This statement is obviously inaccurate.

If we accept the developers' assertion that most lots on CTH B are zoned SF20, the lots immediately above the quarry are zoned Small Estate Residential, and nearby neighbors are zoned Estate. Compare this to the developers' proposed actual lot size of 9,000 sf. (Typical home site, page 23 of application.)

The developers also state that "The proposed use of the subject property is similar to other uses in the area. Basically, we are creating a vacation home destination, not unlike numerous homes on County Hwy B and other nearby properties. The only difference is that homeowners in the development will be a Class A motorhome enthusiast."

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FEB 12 2020  
DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

This statement is unsubstantiated. Certainly the properties directly neighboring the quarry, both above and on County Hwy B, are not vacation homes but are primary residences.

**Section 18, pages 42-44**

A reprint of a Wall Street Journal article from 2018 describing the demographics and lifestyle of Class A motorhome owners. It also describes three resorts exclusively for Class A owners. One of these is Hearthside Grove in Petoskey, MI. The developers have stated that Hearthside Grove is the model for Quarry Bluff and, in fact, Hearthside Grove will manage the development.

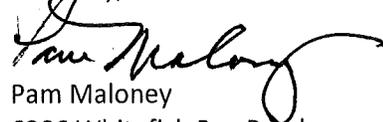
- The article stated that Hearthside Grove has 165 lots, with 46 currently listed for sale.
- The article also stated that social life is described as “cooking classes, billiards tournaments, movie screenings, and **manufacturer-motorcoach parties.**” (emphasis added)
- According to Hearthside Grove’s web site, during the months June-July-August 2019, there were 82 days when motor coach manufacturers had vehicles parked in the clubhouse parking lot to display and sell to prospective buyers. This sales activity is another piece of evidence showing why the Quarry Bluff project does not belong in this neighborhood.
- The Hearthside Grove web site currently lists 73 properties available for short-term rental. The developers’ statement that most property owners would bring their motor coach in the spring and leave it parked for the season is not accurate. After making that statement at the Sevastopol Town Board meeting, they later admitted that there would be properties available for short-term rental, which means many more Class A motorhomes traveling on County roads than the 117 proposed. Following Hearthside Grove’s example, nearly half the 117 properties would be available for short-term rentals.

Those of us who have built homes on the escarpment above the quarry have large homes on large lots; many of us cannot see our neighbors’ homes. The serenity of the area helps contribute to the value of our properties. I can testify that noises in the quarry can be heard here. This fall, there were hunters in the quarry; not only could their guns be heard, the sound was also reflected off the hill behind our home, so that the noise was amplified from that direction as well. Imagine, if you will, the noise generated from a development of the size proposed, as compared to a couple of hunters.

Expert opinion given to us by two local realtors was that the value of our property would decline by \$100,000 if this project is approved. We heard testimony at the Sevastopol Town Board meeting that local builders have already had projects cancelled just because of the rumors about this project.

We urge the Resource Planning Committee to deny this application.

Sincerely,



Pam Maloney  
6386 Whitefish Bay Road  
Sturgeon Bay, WI 54235

RECEIVED

FEB 12 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

RECEIVED

FEB 12 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

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

Dear Ms. Riemer,

This letter is in opposition to the Quarry Development. I would like to address the first item in the list of 17 points the developers must successfully show they meet, visual harmony.

I have bachelor and masters degrees in art. I taught art, commercial art, photography and architectural rendering for over 20 years in the Milwaukee Public Schools. I have worked for several Milwaukee area builders and contractors during that time doing their design work and renderings. My own work has been selected for show in many national, regional and state competitions including the Chicago Union show, Chicago and Vicinity Show, Red River Annual, Watercolor Wisconsin and many others. I've sold work through the Chicago Art Institute and The Milwaukee Art Institute and had a show at the Oshkosh Art Museum. My work was selected for the cover and chapter pages of the 1991 Wisconsin Blue Book. I believe I'm qualified to provide an educated judgement on the quarry developments visual harmony and appropriateness.

The developers told us they designed the single family homes to blend with the horizontal strata of the cliff face. They have created one design with the same horizontal design elements in one, two and three story variants. They will all use nearly the same color. That will be 114 single family homes that are essentially all the same. The cliff face is infinitely varied with vertical crevices, horizontal strata of various widths and many different colors. No square foot of the cliff is the same as any other square foot. These homes will be visually monotonous and not at all harmonious with their surroundings.

The neighborhood for the entire length of Bayshore Drive and the feeder roads are populated with interesting homes of many architectural styles representative of the past five decades as well as contemporary style. There is no group of properties anywhere of any size that presents as unimaginative and inappropriate a sight as the Quarry development will.

The sheer size of this project and the urban density (114 single family homes + 117 RV's + 117-200 or more cars) in its small area cannot be made harmonious or appropriate to the area. The homes and RVs total 231 potential living units on just a portion of the quarry ledge.

There will be many dozens of trees along the western edge of the quarry which the developer has admitted will need to be topped, severely trimmed or taken down to open sight lines for the homes to see the bay. This will make a considerable change in the view of the quarry from Bayshore Drive and also open sight lines from the bay and the other side of the channel to the quarry top making it easier to see the rows of bland buildings and RVs.

Act 67 says that substantial evidence is facts and information that reasonable persons would accept in support of a conclusion. The real evidence against this project exists in every persons eyes and mind. No reasonable person who has driven up Bayshore Drive or the neighboring roads can possibly believe that this is an appropriate or harmonious addition to the area.



Tom Schwalbach

February 9, 2020

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Ken Fisher, Chair  
Door County Resource Planning Committee  
421 Nebraska Street  
Sturgeon Bay, Wi 54235

RECEIVED

FEB 12 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Re: CUP Application, Quarry Bluff Development LLC

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, a congested, overcrowded development is the same regardless of its 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 by wise land use decisions 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. Your 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  
4850 Bay Shore Heights Drive  
Town of Sevastopol, Wi 54235  
906-286-0256

February 7, 2020

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

RECEIVED

FEB 12 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Re: CUP Application, Quarry Bluff Development LLC

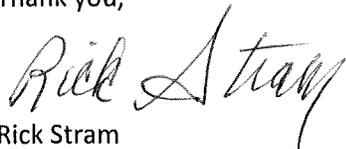
My name is Rick Stram and my home address in the Town of Sevastopol is 4850 Bay Shore Heights Drive.

Upon receipt of the notice from the Town of Sevastopol on the CUP dealing with the Quarry site, I was struck with the image our Town of Sevastopol uses on its letterhead and envelopes. (See Attached) It conjures 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 see a hint of a 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 RV Village, whether it's for million-dollar motor homes or pop ups. Fifty-four (54) items are listed in the bylaws covering use restrictions. I believe they are in there because the developers know that a great number of home sites and their residents are planned for a small, condensed area. These restrictions sound very much like the rules and regulations I followed many years ago when camping at Peninsula State Park in Fish Creek. Who is going to enforce all these rules and with 117 sites I dare say violations will be constant. This is not the place for such a development.

Other arguments against the development of the Quarry are its archaeological and historical significance to Door County. The quarry is a dramatic visual example of the Niagara Escarpment. It is especially beautiful when viewed from the water. Historically, the site is known as the old Leathem and Smith quarry, names which are synonymous with Door County's industrial and nautical past. Stone mined from this site built harbors and break walls all around the Great Lakes putting Door County on the Midwestern map! The Quarry is a natural, majestic monument to Door County's history and one that does not take any money to preserve. We should not cover it up with a commercial development.

I ask for your consideration and ultimate denial of this CUP request in keeping with the decisions already made by Sevastopol's Planning Committee and Township Board. Please follow the Sevastopol Master Plan that we as investors in the Town relied on when purchasing our properties. This plan has worked for our Town in the past and it should not be put aside in this application process. Deny this CUP request. A commercial, congested RV Village at this site is not in the Spirit of the Town of Sevastopol.

Thank you,



Rick Stram  
4850 Bay Shore Heights Drive  
Town of Sevastopol, WI 54235  
906-286-0256



RECEIVED

FEB 12 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Anne Egan <anneegan@aol.com>  
**Sent:** Thursday, February 13, 2020 12:17 PM  
**To:** Riemer, Linda  
**Subject:** Fwd: letter re: Old Quarry Development  
**Attachments:** NO Quarry.pages

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FEB 13 2020

DOOR COUNTY  
 LAND USE SERVICES DEPARTMENT

Please include the following letter (also in attachment) as evidence of my opposition to the development planned for the Old Quarry.

Thank you.

Sincerely,  
 Anne Egan  
 5321 S. Lake Rd.  
 Sturgeon Bay, WI  
 54235

I want to register my concerns and fears regarding the Old Quarry Development project.

I feel it is not the type of development that will enhance the atmosphere Door County is known for - and for the most part, hopes to maintain. In the developed areas, the county has, so far, been able to maintain a small town or village-like atmosphere that bows to the natural beauty that surrounds it. It is this beauty and tranquility that has drawn people to the county for decades. Below are several of the most urgent issues that would be destructive of the environment and quality of life we hope to maintain.

The scale and density of the proposed development will detract in numerous ways from this bucolic setting. Safety factors as well as environmental issues are the major concerns, but aesthetic and recreational values also come into play.

1. blasting — for holding ponds, electrical and piping needs. Noise pollution creates mental anguish. Physical damage to neighboring structures likely to occur - example: mid-1990's construction in Sister Bay of the Judith Blazer residence on Beach Rd. Nearby homes had foundations cracked, piping dislodged and windows broken due to the blasting. The residents suffered discomfort brought on by sporadic blasting .
2. damage to local roads carrying heavy duty construction equipment as well as heavy loads. Beach Rd. suffered premature deterioration due to heavy duty trucks carrying heavy loads in and out of the construction site. Heavy vehicular traffic will continue as a result of the development - both for the residents as well as maintenance requirements.
3. development of karst (karst - the porous limestone backbone that forms the geologic base) region - is a major threat to the water bodies that collect runoff from the development site. Because there is no natural filtration, rainwaters and spills flow directly through the limestone into the nearest water bodies. The density of this development is of major concern due to these issues.
4. Destruction of a scenic byway - due to large vehicles in great numbers using a narrow road that is currently heavily used for recreational bicycling and walking by members from all of the Door County community.

Beyond these concerns is another major one: the precedent this will set for future development in Door County. There is a fine line between healthy development and excessive, special interest development. Development is inevitable, but if it is to be healthy, it must take into account the needs and desires of those who already live here as well as the needs of the land that will host it. We have all seen the destruction of too much damage done to our land and waters due to inadequate foresight. And damage that is done is almost always irreversible. Let's be proactive in this situation and prevent something that will not benefit the greater community, but only those who have a monetary interest in the project.

**Riemer, Linda**

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**From:** L Severson <lisalillian09@gmail.com>  
**Sent:** Thursday, February 13, 2020 7:33 PM  
**To:** Riemer, Linda  
**Subject:** Feb 20. meeting

Greetings,  
I would like to attend the February 20 County Board Meeting. I am against the quarry development.  
My address is 4924 Bayshore dr., phone 608.289.2235

Thank you,  
Lisa L LaVoie

Sent from my iPad

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FEB 14 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** Pat Healy <pattysparker@icloud.com>  
**Sent:** Friday, February 14, 2020 1:56 PM  
**To:** Rierner, Linda  
**Subject:** Fwd: Quarry RV meeting

**Subject: Quarry RV meeting**

February 12, 2020

**To:** Door County Land Services  
 Door County, Wisconsin

**From:** Pat Healy  
 6684 Birch Lane  
 Town of Egg Harbor, WI

**Re:** NO QUARRY RV VILLAGE

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DOOR COUNTY  
 LAND USE SERVICES DEPARTMENT

I will attend the meeting next week, as many residents will, because we are concerned about the Quarry RV Village development plan that is not in the best interest of all of Door County.

George Pinney Park is a highly distinguishable landmark, both from Bay Shore Drive and from the waters of Green Bay. It stands as no other place in the County with its magnificent Niagara Escarpment displaying natural grandeur and beauty. It needs to be protected by all of us: county and township governments, residents of Door County and the Town of Sevastopol, and affected land owners near the quarry and along Bay Shore Drive.

As a Class A RV owner, I do not think the approval of this project, on this particular site, makes sense. Selling and developing this unique site of 57 acres to accommodate 117 RVs and small houses seems like a veritable scourge to the essence of Door County. The estimated population density alone is an overwhelming, unnecessary risk. Noise, sewage, leaky rigs, garbage, traffic, environmental overload, blasting and so many other issues seem to override the need for a commercial business venture at this peaceful place. I have to believe that given the chance, the people of Door County would find a way to save this property as it has done for so many other places of beauty on the peninsula. However, that opportunity was never openly discussed and should be given time to do so. Our elected officials can, and should, give us that respect and support.

We have stayed in hundreds of lovely RV Parks, Camps, and Resorts throughout the United States. However, if we knew that local citizens had been fighting to save a beloved environmentally fragile, geologically interesting, historic area and had lost their battle to protect it, we would not want to have our RV there temporarily or permanently. People, who would

unknowingly invest their money into such a project, hoping to become part of that very community, might find themselves in an uncomfortable position and regret their decision.

The Quarry RV Village is just not a good fit for this piece of property in Door County.

The people you are hearing from, who are expressing their concern, understand that this land needs protection NOW, not in court battles AFTER it may be too late. We need our elected officials to listen and act to benefit their constituents. The facts are being laid out against the development and they do make sense. Saving the beautiful places of Door County from the strong hand of being overdeveloped is also our message. Please listen.

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FEB 14 2020  
DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Michael Brophy <michaeljbrophy1959@gmail.com>  
**Sent:** Saturday, February 15, 2020 7:59 AM  
**To:** Riemer, Linda  
**Subject:** Opposition to the Quarry RV project

Ms. Riemer:

I would like to register strong opposition to the proposed Quarry RV Village project. Clearly there will be numerous negative environmental effects on the surrounding area. I also read a thoughtful letter to the editor in the recent Pulse on how future demographics just do not support an area for large recreational vehicles. Millenials (and I'm a father to one) are so much more conscious of sustainability and will likely not make sizable investments in RVs in the coming years. So the likelihood of this venture as a business becomes even more questionable as the current owners of large RVs become older and older, even as I write this letter.

Having been in marketing as well as a 25 year seasonal resident here, I believe the DC brand is about natural beauty and memorable experiences rather than developing a new Jurassic Park for what might be the extinct dinosaurs of the near future.

Thank you for your time.

Michael Brophy  
President  
Shores of Jacksonport Neighborhood Association  
5860 N. Cave Point Drive  
Jacksonport

FEB 17 2020

**Riemer, Linda**

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**From:** Andre' Andropolis <andre743@hotmail.com>  
**Sent:** Saturday, February 15, 2020 5:53 PM  
**To:** Riemer, Linda  
**Subject:** RV Village development

FEB 17 2020

Att: Linda Riemer, Administrative Assistant  
 Door County Land Use Services  
 421 Nebraska Street  
 Sturgeon Bay, WI 54235.

Dear Linda Riemer,

I'm writing to express my strong opposition to the proposed Quarry RV Village development along Bay Shore Drive. Generally speaking, I'm not opposed to real estate development but the Leathem & Smith Quarry has historical significance in Door County and should be preserved in its natural state. A development of this size is better suited to be located near a highway with multiple access and entry points for the large 45-foot Class A motorcoaches. Door County is one of the most beautiful places in the Midwest to visit and these massive developments hurt the peninsula's unique charm.

I'm opposed to this development for the following reasons:

- The sheer scale and density of this project isn't appropriate for the acreage and is incongruent with the existing residential homes.
- This development will destroy the historical significance of Leathem & Smith Quarry.
- Given the porous nature of limestone and open fractures of the karst of the Niagara Escarpment, there are risks to contaminating groundwater.
- Is the Sturgeon Bay regional processing facility able to handle the volume of wastewater and septage that this large scale development will create? Is this additional large volume of wastewater and septage going to raise the rates for local residents?
- Prolonged blasting will certainly impact the homeowners that live nearby. Air quality will be impacted via fugitive dust risks.
- The current traffic and speed of the drivers on Bay Shore Drive already poses a great risk to walkers, runners and bicyclists. The additional vehicles and large work trucks would increase the risks to pedestrians.
- The developers stated that the actual build out of this project would take 8 to 10 years. The heavy work trucks during this period of time would clearly have an adverse impact on the Bay Shore Drive road.
- A massive development like this opens up additional questions about the safety of building on a bedrock shelf of the Niagara Escarpment. Is there a potential risk for sinkholes in the Quarry? Sinkholes are a distinctive risk that can develop in areas of what experts refer to as 'karst geology' - where porous limestone is

part of the underlying bedrock. The limestone is layered with fissures and cracks and this gives way to underground water flooding.

- The current traffic study that the developers provided didn't contain accurate information about Bay Shore Drive's traffic capacity. This study should be re-evaluated and the developers should be required to hire a nationally-known traffic engineering company.

The Niagara escarpment, also called the 'Ledge' formed 400 million years ago. Colorado's Ancestral Rockies are only 70 million old and the Appalachians are 300 million years old. Door County's Stone Quarry represents an rare, historical and irreplaceable legacy that should be preserved in perpetuity. According to the history of the peninsula, Door County first export consisted of quarry stone.

If you could send a message to confirm receipt of my email, it would be greatly appreciated. Thank you for giving residents the opportunity to express their concerns regarding this project.

Best Regards,  
Andre'

Andre' Andropolis  
4309 Bay Shore Drive  
Sturgeon Bay, WI 54235

FEB 17 2020

**Riemer, Linda**

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**From:** April Anne <pateape@gmail.com>  
**Sent:** Sunday, February 16, 2020 9:57 AM  
**To:** Riemer, Linda  
**Subject:** Old Quarry Project

Hello,  
Thank you for the time you are no doubt spending on this issue.  
Please consider denying developer's request. The geography of this quarry seems to be not compatible to house the number of units they request. Geologists have studied this area; will it hold up under repeated blasting? A number of water sources flow through it.

I am concerned also about the housing density (potential campers AND houses).

Thanks for your time.

April Pate  
6252 Bay Shore  
Sturgeon Bay

920 743 2614

FEB 17 2020

**Riemer, Linda**

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**From:** Louise Wenzel <handl26@att.net>  
**Sent:** Sunday, February 16, 2020 4:12 PM  
**To:** Riemer, Linda  
**Subject:** RV Quarry Village

I am opposed to this for the following reasons:

- Will lower property value of those who presently reside in the area.
- The development would not be aesthetically pleasant.
- The owners of these units would probably not live here year round; who pays for the infrastructure?  
What will be the use of the property in the "off season?"
- Are we the people of Door County so desperate for more "guests" and the money they bring in?

handl@att.net

Sent from my iPad

FEB 17 2020

February 16, 2020

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

FEB 17 2020

Dear Door County Resource Plan Commission,

This letter is in response to the conditional use permit filed for the Leathem 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. In the discussion below, we have cited specific goals and objectives in the 20-year Comprehensive Development Plan that illustrate why a high-density RV park should not be developed on the Leathem and Smith Quarry property.

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". 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 Leathem and Smith Quarry property into a high-density RV park does not conform to 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 such as the residential area along 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 sanitation trucks** 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. **Importantly, 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 ideal 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 does not promote **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 (4) "Maintain the rural appearance of the landscape and minimize potential negative impacts (**traffic, noise, odor, glare, signage, parking and truck deliveries**)". Again, development of the high-density RV park conflicts 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.

Furthermore, we would like to offer suggestions to make the Sevastopol/Sturgeon Bay area a more desirable destination for those that are visiting or planning to live in the area.

First, we would like to reflect on our experiences. Years ago, as tourists vacationing in Egg Harbor and Ephraim, we would drive down Highway B on our way home to Milwaukee. This is a particularly beautiful drive, but when we approached Sturgeon Bay, we came across a large graffiti-laden concrete structure opposite the quarry. We associated this structure with Sturgeon Bay, and not in a positive manner. Much later we learned that this structure was a memorial, but it looked like graffiti in an area not well maintained. As current property owners on Bayshore Drive, this memory saddens us. Most likely those who are not familiar with the area may leave with the same impression. We all know that this is the wrong impression, but to attract tourists and residents, better and more complimentary impressions of our beautiful area need to be nurtured. Not only does this structure detract from the beauty of the area, but can you imagine how a high-density RV park will destroy our natural area and forever leave a negative impression for those traveling toward Sturgeon Bay?

It is well-known that tourists cross over Sturgeon Bay on Highway 42 and buzz on up to Egg Harbor or Baileys Harbor and to the areas north for their vacation destinations. These are destinations because **people are seeking the natural beauty** these areas offer. This is what vacationers describe as **the Door County experience**. We believe that Sturgeon Bay and Sevastopol are relatively unnoticed vacation destinations that have tremendous potential. The Leathem and Smith Quarry property has unique beauty that can be developed to attract those visitors that bypass Sevastopol. Sevastopol as a "vacation destination" will take careful planning and public relations. We believe that development of a high-density RV park in our area will detract from desirability Sevastopol, Sturgeon Bay and all of Door County as a vacation destination.

In a more holistic view, not only do natural areas need to be preserved, but the town of Sturgeon Bay could also be further developed to attract tourists. Modeling development of 3<sup>rd</sup> Avenue after main streets in vacation towns such as Galena IL, Park City UT etc. would entice more tourists. This area has the potential to be a major Door County hub and a major vacation destination, but careful planning must be done. Developments like a high-density RV park are a big negative for the entire area. Improving the 3<sup>rd</sup> avenue corridor would be a big positive for the area. We love Sevastopol and Sturgeon Bay and we hope that our county officers feel the same. As for the current issue, we urge you to offer resistance to the recently filed CUP regarding development of the Leathem and Smith Quarry property.

If the conditional use permit is to be denied, what would be the next step in the development of the Leathem and Smith Quarry property? We envision that this land would be purchased

FEB 17 2020

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 George 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 Door County. Once this gem is developed without the goals and objectives of the residents of Sevastopol and all of Door County in mind, it will be gone forever.

Respectfully Submitted,

*Jill and Bob Gershan*

FEB 17 2020

**Rierner, Linda**

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**From:** Rosann Hollinger <rhollinger1979@gmail.com>  
**Sent:** Monday, February 17, 2020 6:06 AM  
**To:** Rierner, Linda  
**Subject:** No Quarry RV Village

Dear Members of the Resource Plan Commission,

We live at 6023 Governors Woods Trail, Sturgeon Bay, 54235. WE are NOT in favor of having the Quarry developed in "this way". We attended both the planning commission hearing and board meeting in Sevastopol and thought several things...

1. Expert testimony from people opposed to this particular dev't made us more informed and more resolute in our original belief about developing this particular area for an RV village.
2. We thought it interesting to see gov't and citizens in action at the town level (our first experiences)
3. and while the developers have the right, does that make it the right thing to do? They may get their application in better shape, but again, is this the right place for the project? We absolutely say NO.

We are not opposed to the project, but this isn't the right place for it.

Respectfully and hopefully,  
(: Rosann and David Hollinger

FEB 17 2020

**Riemer, Linda**

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**From:** Chas Neff <chknef@yahoo.com>  
**Sent:** Monday, February 17, 2020 11:30 AM  
**To:** Riemer, Linda  
**Subject:** Please, No Quarry Village

We have vacationed in Door County for over 20 years, visiting at least twice per year. We love Door County because of the rural and quaint nature of the area. The proposed quarry development seems out of character for everything that makes DC attractive to us, and I'm sure to many others. Please don't do this.

There are other RV parks on the peninsula accessible on the main highways, Bay Shore Drive is not the right place for this.

Just take a look at the unique and beautiful quarry area and imagine what this area would look like. Please don't do this. I'm would bet most of the area residents don't want this type of development, I wish I could **follow the money** to see who benefits.

**Please don't do this:**

Charles & Kay Neff  
Burlington, WI

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FEB 17 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

February 17, 2020

Resource Plan Commission

To Whom It May Concern,

We live on Birch Lane, just off Bayshore Drive in Egg Harbor, and 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.

For that reason, we are interested in the meeting that is taking place Thursday regarding the proposed development of the RV park at Leathem & Smith Quarry. We are unable to attend the meeting, but we would like to let you know that we join those that will attend in opposition to this plan. Please give the Challenge Report, submitted by the Bay Shore Property Owners Association and the Old Quarry Neighborhood Action Committee, the attention that it deserves and vote to reject this plan for development.

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

**Rierner, Linda**

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**From:** Gary Gruenisen <gruenisen@gmail.com>  
**Sent:** Monday, February 17, 2020 1:09 PM  
**To:** Rierner, Linda  
**Subject:** Quarry Project GG

Hello

I have owned property on Horseshoe Bay Drive since 1980 and have enjoyed the amenities of there to Sturgeon Bay, past the quarry and Pinney Park. Biking, I might add.

I object to this development as the wrong place for 100+ units, of anything as being out of scale, increase traffic, and disrupting the general environment of this stretch. Too many such properties have succumbed to development or redevelopment recently in the name of added revenue for the jurisdictions, added housing, "compatible" development. Egg Harbor is a prime example, it is just is not as attractive anymore.

Please deny this application, and help preserve what we have, as so many non profit groups have done for decades.

Best

GG

Gary Gruenisen  
Wisconsin Certified General Appraiser #55-10  
Benchmark Appraisal Services Ltd.  
5810 Piping Rock Road  
Madison, WI 53711  
Phone: (608) 445-4855  
email (preferred): [gruenisen@gmail.com](mailto:gruenisen@gmail.com)

**Riemer, Linda**

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**From:** Thomas Young <thyhouse6267@gmail.com>  
**Sent:** Monday, February 17, 2020 1:26 PM  
**To:** Riemer, Linda  
**Subject:** Quarry RV Village

To Whom It May Concern:

I would like to ask that you vote "NO" to the proposed Quarry RV Village. The proposal presented at this time ASSUMES this will be a great economic boost to Door County, but the developers have not presented anything that shows it will be. How many people have signed a plan to purchase agreement if this passes? How many people said they would purchase have written to you in support? What is the final build out date? What happens to the property when they file for bankruptcy in 8 years? Will it become just another eye sore like the property on HWY 42 across from The Mill Supper Club?

Why do we have to allow Door County to look like every other tourist trap in the Country? What is wrong with a rural setting that allows people to watch wild life and have just a quiet place to relax? How much more do we have to give to the rich? When is enough going to be enough?

The quarry is a beautiful part of the Niagara Escarpment and is one of the few places you can actually see the formation of the rocks and landscape. Why destroy this beautiful place for the sake of the almighty dollar?

What insurance does the developer have in place that assures my well will still supply water? What insurance have they given that blasting won't harm properties in the area? "We haven't had any problem in the past" is not an answer or a solution.

When the developers answer questions with statements like "We assume it will work", "It should be completed in a few years" "We think the noise level will be okay", etc. then we must ask them, "Do you really have a workable plan?" The answer to that is a very matter of fact "NO".

Three years from now when the developer comes to the County Board and asks that they boat landing become their private marina how will you respond? How are you going to control the ATV and golf cart traffic that is going to be traveling up and down Bay Shore Drive going to Carlsville to get their morning espresso or driving their golf cart to Cherry Hills and/or Birmingham's?

PLEASE keep this piece of property available for everyone to see and become educated about our natural resources.

Thank You.

Thomas H. Young  
6267 Bluff Court Trail  
Sturgeon Bay, WI 54235  
(920) 493-5856  
[thyhouse6267@gmail.com](mailto:thyhouse6267@gmail.com)

**Riemer, Linda**

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**From:** Kerry Walbridge <kerrywalbridge@gmail.com>  
**Sent:** Monday, February 17, 2020 1:55 PM  
**To:** Riemer, Linda  
**Subject:** Proposed Quarry Development

My wife and I, as residents on Bay Shore Drive, are opposed in the strongest terms to any consideration of developing the Old Quarry into a multiple unit, permanent or transient, RV/mobile home park or campground. 117 plots made of concrete pads for RV's, mobile homes, manufactured or micro-homes are totally inappropriate for development in this area.

We opposed it specifically for the following reasons;

1. This type development is totally out character inserted among all the beautiful permanent homes along Bay Shore Drive. Planting scores of RV's or micro-houses on parking pads will be a blight on the area and will most certainly negatively affect home values and quality of life along Bay Shore. The density of RV's or micro-homes planned for this development is also totally out of context to home spacing of the surrounding area.
2. The additional road traffic generated by scores of RV's or passenger vehicles traveling to and from the development would destroy the tranquility and road safety of the entire area. This traffic would further overwhelm Bay Shore Drive from Sturgeon Bay to Egg Harbor which at times is already too busy for the safety of bikers, walkers and local residential traffic. This entire stretch currently becomes overwhelmed with non-residential traffic during holidays and festivals; this development would substantially exacerbate these conditions to the further detriment of local residents.
3. There is ample interior land in the county where such a development could be located without causing such problems as those in such a constricted access and egress area as Bay Shore Drive.
4. This is the worst possible choice for finding an appropriate use of the Quarry. Quarry owners are clearly driving for to get the highest value possible for this abandoned property at the expense of all other property owners along Bay Shore Drive, rather doing their best to locate such a development in a more conducive area. Most certainly the density planned is required to provide sufficient sales revenue to offset the high remediation cost required to render the site usable for habitation. One more reason this is the worst possible project to force-fit into that site.

Respectfully submitted,

Kerry and Kay Walbridge

6209 Bay Shore Drive

Kerry Walbridge  
[kerrywalbridge@gmail.com](mailto:kerrywalbridge@gmail.com)  
C - 214-695-0195  
H - 920-743-2776

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** Jack Finger <jckfinger@gmail.com>  
**Sent:** Monday, February 17, 2020 2:07 PM  
**To:** Rierner, Linda  
**Subject:** RV Village

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LAND USE SERVICES DEPARTMENT

RPC,  
I feel the DC Land Use Services department needs to assess the carrying capacity of the county before any discussion of a RV Village or other highly concentrated development be approved. I am referring to quality of life issues such as water quality and waste management. This assessment should also include the input of current citizens and visitors the value of natural lands, landscapes, waters, roads and other transportation needs and general service needs and availability.  
Until such time I do NOT support a decision to allow a RV Village on the quarry site in Sturgeon Bay.  
Thank you,  
Jack Finger  
Ellison Bay

"Wrinkles only go where smiles have been." JB So.... Keep smilin! jcf

REMEMBER: "Be Kind.....it's that simple". Jodi Kleibel

**Rierner, Linda**

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**From:** Laura Wareham <llwareham@hotmail.com>  
**Sent:** Monday, February 17, 2020 2:20 PM  
**To:** Rierner, Linda  
**Subject:** Opposition to rv development

To whom it may concern,

I am writing to voice my opposition to the development of the rv facility at the quarry site.

Laura Wareham  
4685 bay shore drive  
Sturgeon bay

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Jean Flansburg <flansburg03@att.net>  
**Sent:** Monday, February 17, 2020 4:00 PM  
**To:** Riemer, Linda  
**Subject:** R V Village

We would like to voice our opposition to the proposed R V Village. We have lived at 4459 Bay Shore Dr. for 43 years. In that time we have seen traffic on Bay Shore gradually increase. This development of the quarry property would drastically worsen the situation.

If this project is approved, you're taking a giant step toward ruining the charm and beauty of Door County.  
Ron & Jean Flansburg

Sent from my iPhone

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FEB 17 2020  
DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

From: cfstreich@wi.rr.com  
To: "Iriemer@co.door.wi.us" <Iriemer@co.door.wi.us>  
Cc: "cfstreich@wi.rr.com" <cfstreich@wi.rr.com>  
Priority: Normal  
Date: Monday February 17 2020 4:15:43PM

## Quarry Bluff Development

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Attention: Door County Land Use Services Department

I write to express CONCERNS, previously expressed in the application process, and my STRONG OPPOSITION to development of the quarry into a high density housing development.

I have read all disclosure materials available.

My expressed CONCERNS are the DENSITY of the development (parking, road traffic, continual launching ramp use at all hours, visual change of historic quarry landmark, illumination pollution --- headlights aimed at Cabots Point --- and ENVIRONMENTAL DECLINE.

The SANITATION PLAN is inadequate, requiring multiple pumping's and truck traffic (what about an accident or "spill"?).

My properties, and those of my concerned neighbors, are located directly across Sturgeon Bay on Cabots Point Road. We look directly at the proposed development. I support the current use of the park and boat launching ramp, despite the current traffic, visible parking, parking lot lighting, and headlights. The inevitable increased parking, launching and traffic are of concern as they impact adjacent private waterfront properties and the waterfront properties on Cabots Point Road.

I believe the proposed development will decrease the property values of adjacent property owners and permanently NEGATIVELY IMPACT THE ENVIRONMENT and enjoyment of use of established property owners (tax payers).

Thank you for considering my strong OBJECTION to this development.

Respectfully,

Charles Streich, Property Owner 6814 Cabots Point Road, Sturgeon Bay, WI

Nasewaupsee Cabots Point Plat Lots: 10,11,12,13,14,15

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

February 16, 2019

**Door County Resource Planning Committee**

421 Nebraska St.

Sturgeon Bay, WI 54235

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FEB 18 2019

Dear Door County Resource Planning Commission,

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

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  $\frac{3}{4}$  round bowl with  $\frac{1}{4}$  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

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FEB 18 2020  
DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Riemer, Linda

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**From:** Et <etprophet77@yahoo.com>  
**Sent:** Monday, February 17, 2020 8:03 PM  
**To:** Riemer, Linda  
**Subject:** Leathem and Smith Quarry on Bay Shore Drive in Door County

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

My name is Terri Prophet. My family has been visiting Door county for over 30 years. When visiting we have stayed with family and at many of the local inns. We even bought a boat ,store it and pay local and state taxes . Over the many years of exploring , respecting and learning about this area we have often considered Sturgeon Bay as a place to retire to as other members of our family done . The beauty of this town and area is a reflection of its community.

It is not surprising to hear descriptions of "The Door" sound like this. DOOR COUNTY Vistors Guide: 300 miles of shoreline and bluffs to behold- the cape cod of the Midwest. Midwest Living: Magical. MSN: The enchanting Midwest Nantucket. Door County Pulse: Its the most gorgeous place ever. Trip Advisor: Door county parks review, beautiful and breathtaking.

What is surprising is to hear is that an RV park is even being considered being built on by what Door County's own visitors guide describes as :

Door County is part of a remarkable geological feature that is fondly referred to as the backbone of America. The Niagara Escarpment runs from east to west from New York state through southern Canada and the Great Lakes region, creating dramatic cliffs, ledges, bluffs, and rock formations. It's responsible for the limestone rock that lies under the Door County soil as well as the picturesque shoreline views of Green Bay and Lake Michigan found in many of our state and county parks.

Any type of building especially an RV park like the one purposed takes away the uniqueness ,and the beautiful breath of this area as described above. The density of some 117 homes and then 117 motor homes on this historic Niagara escarpment will damage and take away what is the bedrock of this area. Literally.....

I hope that this purposal does not move forward .

Terri

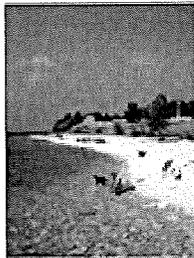
Prophet



### Find Serenity On Our Shores

There's a reason Door County is known as "The Cape Cod of the Midwest": with nearly 300 miles of shoreline punctuating Lake Michigan and Green Bay, Door County inspires comparisons to oceanic coasts. But the freshwater breeze, rolling lake waves, sandy beaches and dunes, and rocky outcroppings around visitors just flow within the Door County shoreline. Door County's distinct topography and atmosphere make you feel as if you're in a different dimension—at once both familiar and new.

**Check Out the Fall Guide for Vacation Inspiration**



### Door County, Wisconsin

"Door County is great whatever the season. There's always something to do and something beautiful in nature to look at! It doesn't matter where you stay -- I prefer anyplace with a water view." When I think of Door County, I automatically think of quaint shops, art galleries, great food, gentle breezes, fairs, small beaches, the sound of waves hitting the shore, the ferry to Washington Island, the boat ride to Rock Island. You can do it all or do nothing at all!" -Tynne Gonzales, Waukesha, Wisconsin [Door County Visitor Bureau](#)

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

TERRI PROPHET  
 984 Miramonte Drive #4  
 Santa Barbara Ca  
 93109  
 8054509162  
 Etrprophet77@yahoo.com

**Riemer, Linda**

**From:** JAMES SCHAEFER <jimnlora@sbcglobal.net>  
**Sent:** Monday, February 17, 2020 9:52 PM  
**To:** Riemer, Linda  
**Subject:** RE: Stone quarry development

This is the letter I sent to the Township. Feel free to use it if you can.

Thank you,

Jim Schaefer

----- Forwarded Message -----

**From:** EmailMeForm <no-reply@emailmeform.com>  
**To:** "jimnlora@sbcglobal.net" <jimnlora@sbcglobal.net>  
**Sent:** Tuesday, December 10, 2019, 12:46:07 PM CST  
**Subject:** Town of Sevastopol - Contact Us Form [#30]

Hello,  
 We have received your submission, thank you!

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FEB 18 2020

DOOR COUNTY  
 LAND USE SERVICES DEPARTMENT

**Name\*:** Jim schaefer

**Email\*:** jimnlora@sbcglobal.net

**Contact Number\*:** 708 613 1034

**Subject\*:** Quarry development

**Message\*:**

In reviewing the CUP application for the quarry development it appears the whole project based on calling it something it isn't. By the writers own admission he has to call it a campground for the project to move ahead. No campground I know of allows "campers" to build a permanent structures on their site. What he is building sounds more like a high density unincorporated town. The arrangements made for the motor homes seems to be a sideshow for building as many homes on a 49 acre piece of property as possible.

In as much as they want to call it motor home park, the plan makes no mention of how waste from the vehicles will be handled. The plan did mention how much water "per bedroom" is being allowed for. This however is another case of where massaging numbers looks to be the case. Bedrooms have little to do with water use. As an Environmental Specialist with the Metropolitan Water Reclamation District of Greater Chicago for 28 years it has been my experience that water use is based on a per person basis. The amount calculated would be closer to 80-100 gpd per person rather than 40 gallons per bedroom. This leaves plenty of room to question the 14,000 gpd expected daily use of this proposed village.

In addition a holding tank is in no way a waste water treatment facility. This is another misleading statement .

In summary I would be against this development since it seems to be guise for something else and seems it goes against all of what Door Count is promoting itself to be. I also cant think of a worse place in the county to put something like this since you can see this locaton for miles

out on the bay. It would look like a big Walmart parking lot at the mouth of Sturgeon Bay. That would be a great picture for the Door County Chamber of Commerce brochure to have on their cover.

Thank you,

Jim Schaefer

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Joan Manduca <foamiem@msn.com>  
**Sent:** Monday, February 17, 2020 5:28 PM  
**To:** Riemer, Linda  
**Subject:** Opposition to Proposed Quarry Development

We are writing this email to let you know of our opposition to the proposed campground development at the quarry. We are residents that live a few miles north of the quarry, and we are frequent drivers of Bay Shore Drive. We oppose the proposed development because:

- We have concerns about the effect of the development on the quality of our groundwater. The many cracks in the rock will allow contamination from the development into the groundwater.
- Bay Shore Drive is already a challenge to drive down, narrow and winding, with walkers and bicyclists. Adding rv's and trailers to that will surely result in traffic congestion, slow downs, and accidents. Campers will increase the number of walkers and bicyclists on Bay Shore Drive. Bay Shore Drive is not designed for the traffic this development would bring.
- The development will mar the natural beauty of the area. Bay Shore Drive is a quiet, residential area, with a lot of natural beauty. This development will change that. It will no longer be a quiet residential area.
- It is not fair to the homeowners in the area to bring in this development, which will surely impact their home values in a very negative way.
- Smoke from campfires will diminish air quality.
- We are concerned about noise levels, with RV's running engines, diesel engines running during set up and take down. There will also be noise from campers and their pets.
- There will be a choke point at the quarry with the park being there, boats and vehicles, and traffic from the campground right there.
- We are concerned about safety, with an increase in transient visitors.

We urge the County Land Use Services to vote no on the proposed quarry development.

Submitted by:

Michael and Joan Manduca  
5223 Red Sunset Ln  
Sturgeon Bay, WI 54235  
Phone: 920-746-0972

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LAND USE SERVICES DEPARTMENT

Sent from Mail for Windows 10

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LAND USE SERVICES DEPARTMENT

Feb. 14, 2020

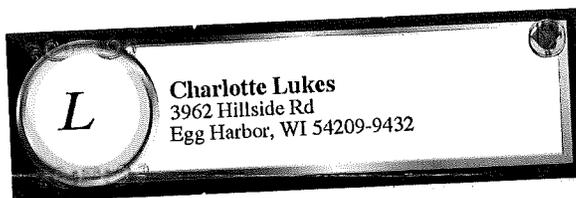
To Door County Land Use Services,

I am very much opposed to the RV Quarry Village planned for the old quarry on Bay Shore Drive. It is too dense a development for this area and I fear that there will be environmental pollution from this for years to come.

The quiet rural area will be turned into a "big city" complex that just does not fit with Door County standards.

Please do not allow this RV Village to be built!

Charlotte Lukes



Riemer, Linda

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**From:** hleyse11@aol.com  
**Sent:** Tuesday, February 18, 2020 12:43 PM  
**To:** Riemer, Linda  
**Subject:** RV Quarry development

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Door County  
Resource Plan Commission  
Land Use Services Department

RE: RV Quarry meeting Thursday February 20, 2020

Dear Sir or Madam,

As a native of northeastern Wisconsin and a property owner in Egg Harbor, I have serious objections to the development plan to convert the Leathem and Smith quarry on Bay Shore Drive in Door County into a densely-populated RV development. I sent a version of this opposition letter earlier in the fall, but repeat it now that the county can make a binding decision about this development. This is to support the rejection recommended by the Town of Sebastopol. This proposed development appears to violate the Door County Comprehensive Zoning Ordinance requirements for multiple occupancy developments and does not account for the requirements in the Door County Land Division Ordinance.

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 this spot would be allowed to be destroyed, much less be replaced by anything so unlike Door County as a large RV development.

Having lived many years in Northern Virginia, I am personally familiar with the terrible toll unrestricted development can extract from people and the environment as well. 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 inadequate. 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. Who, seeking the serenity now offered by Bay Shore Drive, would want to live near any neighborhood as densely populated as this planned community? 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 prospect 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 email letter.

Suellen Towers  
6308 N Kensington St  
McLean, Virginia  
22101-4904  
hleyse11@aol.com  
703-533-3284

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FEB 18 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Kevin A Butler <kevin.andrew.butler@gmail.com>  
**Sent:** Tuesday, February 18, 2020 2:11 PM  
**To:** Riemer, Linda  
**Subject:** Quarry

Hi Linda,

I'm sorry you're probably getting a deluge of email regarding the quarry RV park, but I am working my way to being a full time resident of 4413 Cherry Rd. and many of the roads near my home would suddenly bear the brunt of this new development. I'm a cyclist and frequently ride Bay Shore Drive, Dunn, Reynolds, and of course my own Cherry Road has easy access to all of that when 42 has heavy traffic during the summer. This area is incredibly scenic and there are myriad places other than the bluff to put such a park. The increase in traffic would make events like the triathlon and 50 miler dangerous to hold and put the walkers and riders that enjoy Bay Shore Drive at risk. My wife and dog would no longer feel safe walking from the house up to the park. We frequently go to the park to watch sunsets as the park has become our "water view". The scenic bluffs crowded with large motorhomes will not add to the beauty of this special spot.

I was born in Sturgeon Bay, my mom was an RN at the hospital and my dad taught history at Sturgeon Bay High. My family goes back to the 1870's in Jacksonport and I'm the 6th generation of my family to call our peninsula home. I value the tourism and the visitors, but destroying a scenic area for a large RV park and the environmental downsides that impact all of us that make our homes near it is not something I support.

Please share this with the team reviewing this development.

Very best regards,  
Kevin Butler

4413 Cherry Rd.  
Sturgeon Bay, WI 54235  
(312) 493-4027

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LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** Jay Walters <jaywalters21@icloud.com>  
**Sent:** Tuesday, February 18, 2020 1:43 PM  
**To:** Rierner, Linda  
**Subject:** RV Village

I Oppose the RV Village

Jay Walters

In process of acquiring a vacant lot on bay shore drive to build home. The RV village has me hung up at this point.

612 E Woodcrest Drive  
Appleton WI 54915  
920-376-0482

Sent from my iPhone

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FEB 18 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Teichtler, John**

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**From:** Jorin, Bob  
**Sent:** Monday, December 23, 2019 8:28 AM  
**To:** 'Paula Wendland'; office@townofsevastopol.com; webmaster,  
**Cc:** Planning & Zoning  
**Subject:** RE: 117-RV park site

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](mailto: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

**Riemer, Linda**

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**From:** Paula Wendland <pzwend@gmail.com>  
**Sent:** Tuesday, February 18, 2020 2:14 PM  
**To:** Riemer, Linda  
**Subject:** Quarry Development

Hello,

I'm writing to share my concerns about the proposed RV Park development at the Old Quarry site on Bay Shore Drive.

The size and density of the proposal makes ground water contamination a very serious threat. The bedrock is karst, there is no top soil to filter run-off, and no wooded areas to absorb storm water. Even under the best circumstances, leaks or other problems with the underground sewage storage are inevitable.

Once the groundwater is contaminated, there's no going back.

Please don't approve this development project.

Thank you,

Paula Wendland  
Sturgeon Bay, WI

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FEB 18 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Renee McAllister <reneemcallister@att.net>  
**Sent:** Tuesday, February 18, 2020 2:52 PM  
**To:** Riemer, Linda  
**Subject:** Quarry RV Park Project

Dear County Board Supervisors,

The RV park proposal in planning for the George K. Pinney County Park, is something that I strongly oppose. I along with many other local residents have petitioned to have this project eliminated as it will not be appealing to the Sevastopol development comprehensive plan. Light pollution, noise pollution, environmental pollution will all occur. Many boats, fishers and water enthusiasts will pass by Pinney Park to see large motor homes and development instead of a peaceful park.

I have heard that this is not an RV park because bathrooms will be installed on the property or a holding tank. One holding tank emptied twice a day during the summer season. Using dynamite to break the rock to place the tank and then backfilling with soil? Dynamite will create dust for the local residents. Noise such as the blasting and increased traffic to BayShore Drive. Not to mention that there is a lack of adequate filtration even with their landscaping and retention ponds. Backfill is being hauled in and yet with no established root system or soil the rain will essentially wash away the backfill they brought in. The terrain is not ideal for landscaping. Will the few established trees be saved?

Any type of activity there will see increase humidity, since the rock will warm up in a hot summer day, and noise disruption from 100 lots in a busy weekend. To say there will be propane firepits is wrong since each property owner has a choice of amenities. They could just park their RV in the lot and stay in the vehicle. This would mean some outdoor activity. A typical campground see large RV but also supplies the camper with a fire pit. The waste is not being composted but rather trucked to a landfill.

Evacuation plans are not ideal either for 115 home sites. There is only one access road in and out of the park. If a tornado warning comes how would these sites get out in an orderly fashion. Where will they go? Being open and on-top of the quarry is the worst place to be if a tornado is spotted.

Renee McAllister is strongly against the quarry village RV campground.

Sincerely,  
Renee McAllister

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LAND USE SERVICES DEPARTMENT

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FEB 19 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

January 3, 2020

Marianne Ewig  
6391 Little Harbor Drive  
Sturgeon Bay, WI 54235

Dear Sevastapol Town Board members, Sevastapol Planning Commission:

Re: Quarry RV park development at the quarry on Bay Shore Drive

I am a resident of Little Harbor for 27 years. I was raised at (4117 N Bay Shore Drive) from early adolescent to adulthood, 12 years, returning regularly to visit my parents until I purchased my Little Harbor home.

I have seen many changes along Bay Shore Drive over these years, most good to excellent, some with conflict but agreement in the end. A memorable one was the redevelopment of the Bay Shore Inn and subsequently The Shores condominiums.

This however is at a magnitude and environmental destruction, Beyond belief.

The two resorts, above, were conceived and built before we had the water quality and environmental issues we face today, and more importantly did not have the science data we now have on water quality, traffic, elimination, invasive species, garbage, etc,

I swam daily summers, in clear water, my parents had no concerns with water in their well.

I on the other hand now have water tested yearly, by necessity and twice have had nitrates detected over the last 5 years, and arsenic 6 years ago and I am 200 feet deep. In just the last 3 months the county health department did an all out push for residents to have their wells tested, a problem?

I now know well depth is not a factor, it is our karst topography and a long agricultural history without concern for the soil depth, filtering, structure beneath, and use of some now banned pesticides such as arsenic on cherry crops on the bluffs above me. A recent post in the Peninsula Pulse related when cherry pit and excess juice were dumped in the quarry, resulting in red juice showing up in area wells. I remember this. So how will drilling into the floor of the quarry for water affect our wells given the fractures already there resulting in devastating consequences and not repairable?

Is the DNR going to be involved, or do we go with plastic bottled water as the response like now in Southern Door and Kewaunee county? Who pays, for clean up that is not possible?

As a young teen my friend and I used sit on top of the pillars at the top of our drive with our cardboard signs calling out to drivers well over the speed limit, over 60 yrs ago. The county eventually reduced the speed limit, recognizing the residential character. My point is, these RVs are like large semi trucks in weight, for a residential drive?

Today I am a dedicated environmentalist and naturalist. It has given me an experienced eye toward Door County and an enhanced appreciation for what we have and need to protect.

FEB 19 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Many years ago the county wisely took SOME steps to stop and monitor growth, so that we did not become a Wisconsin Dells. For perspective, I have not seen even at the Dells, RV campgrounds/villages at the top of those gorgeous gorges, yet this is what is envisioned here on top of a beautiful sculpted karst, part of our precious historical Niagara Escarpment where water flows from high right down to the bay.

Here are the issues to be addressed:

The area is pristine on many levels and the quarry is iconic, steeped in the history and culture of Door County. Having walked the area in the past you see remnants of our strong work ethic and contributions through this stone quarried for use throughout the Midwest. My father as a civil engineer included this stone in his bids for construction of public docks throughout the Great Lakes.

The area is residential. This is commercial, on most levels, just dressed up differently for the very wealthy. To use the words campground is a just a twisting of the approved comprehensive plan for the county, as reflected in the developers own words in the CUP.

The karst topography is not suitable for this level of concentration. There is plenty of land elsewhere in the area, especially since close to 40% of farms are gone, at an alarming rate in just the last two years. Areas that are accessible to the major highways. A similar CUP might be considered elsewhere in the county.

It is fragile and porous with deep veins that carry water long distances. This will include carrying the oils from vehicles there, spills, phosphorous and other fertilizers with nitrates to feed the planned added plants, trees, and grass, right into an already fragile Bay ecologically.

Experts need to research what happened historically when blasting occurred when the quarry was operational, before we had the growth we have now.

Wildlife will be vastly affected. I had not seen eagles since DDT, now they have been back for at least 10 years. Coyotes, red foxes, red bellied snakes, salamanders, frogs, prehistoric snails, on and on

Heavy Traffic, at the weight of semi trucks on a residential drive. It is frightening to consider walking and biking with the significantly added traffic, something I do at least weekly, sometimes several times a day when the predicted traffic for this monstrosity will be highest (in CUP).

Walking and bike lanes were developed on Bay Shore Drive, about 10 years ago? Were RVs times 100 considered when this was approved?

The current owner DOES have other options and this community would be happy to work with her.

Will we learn on this one and act to deny so that our heritage remains intact and our community "well" continues to flow and grow responsibly.

Sincerely,

Marianne Ewig

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Kathy Stowe <bikekat60@gmail.com>  
**Sent:** Tuesday, February 18, 2020 4:54 PM  
**To:** Riemer, Linda  
**Subject:** Quarry RV Park

My vote is "No" on the RV Park. I have had a place in Door County with my family for 40+ years about 8 miles north of the proposed RV Park. This Park will just be another raping of the peninsula and the niagra escarpment so I don't know how this can be approved if by the DNR. The RV Park will make this area into another Wisconsin Dells and I don't think anyone wants to see that happen in our charming area of Door County.

>>

>> Thank you for your time and consideration.

>>

>> Kathy and Dennis Stowe

>> 6908 Spring Ln

>> Egg Harbor, WI 54209

Phone 920-609-0866

>>

>> Email: bikekat60@gmail.com

>>

>> Sent from my iPhone

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** nnusslock@charter.net  
**Sent:** Tuesday, February 18, 2020 4:13 PM  
**To:** Riemer, Linda  
**Subject:** Quarry Park

It is my understanding that this is the email I should address to express my concerns about the proposed quarry RV park. I do not think the current proposal is a good use of this iconic door county site. It is not a good fit. My biggest concern is the increased traffic on Bayshore Drive. Both property owners, pedestrians and bikers already have quite a difficult time sharing the road and navigating it safely. It would surely become a huge public safety issue. I can't begin to understand the infrastructure concerns being addressed but I do understand that the development sits on a rock. Need I say more.

Please do not allow this to move forward. Give the public a chance to approach the current owner and somehow keep this piece of property in a more natural state and in harmony with Pinney park.

Thanks.

Nancy Tong  
4007 Peterson Rd.  
Sturgeon Bay

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Sent from Outlook Email App for Android

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FEB 19 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

1/30/2020

To Whom it May Concern

My husband Jeff and I have owned and operated Peninsula Builders LLC since 1983 in the city of Sturgeon Bay. We chose to raise our family and operate our business in the city of Sturgeon Bay with the hope of someday building our retirement home outside the city limits. After a thoughtful process, we purchased a beautiful piece of property located in Sevastopol. What appealed to us about Sevastopol is partially based on its "goal to maintain and protect the significant natural resources that characterize the town's natural landscape" and its commitment to "encourage rural living choices in harmony with the town's natural environment." Both quotes are cited in the Sevastopol Comprehensive Plan. We felt strongly that these statements mirrored the way we wanted to live in our retirement. The proposed RV Village is in direct conflict with the Sevastopol Comprehensive Plan.

Unfortunately the property we purchased in 2018 is 350 yards from the proposed 117 site RV Village. From a health standpoint we are beyond concerned. I am a cancer survivor, have severe allergies, and chronic lung disease, all of which will be negatively affected by the enormity of this construction project. The poor air quality during the 10 year proposed build out due to the ongoing blasting and crushing of an enormous amount of dolomite to help create the infrastructure, as well as the magnitude of groundwater runoff and possible contamination of the surrounding wells, all will contribute to existing health problems of residents in a large radius encompassing the site, including mine, and will negatively impact our quality of life for years to come.

For these reasons we have had to put our dreams of a new home on hold.

Respectfully  
Margaret Shea Harding  
Jeff Harding

**Riemer, Linda**

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**From:** BParsons <bcparsons@charter.net>  
**Sent:** Wednesday, February 19, 2020 9:39 AM  
**To:** Riemer, Linda  
**Cc:** 'David Zini'  
**Subject:** RE: RV statement

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Good morning Linda,

I'm forwarding this email to be included in the RPC packet for the RV Resort hearing. We'd planned to use the below statement in the hearing, but time restrictions didn't allow.

Thank you.

Betty

**From:** david zini <[addio3@msn.com](mailto:addio3@msn.com)>  
**Sent:** Saturday, January 11, 2020 9:59 PM  
**To:** BParsons <[bcparsons@charter.net](mailto:bcparsons@charter.net)>  
**Subject:** Re: RV statement

I, Dave Zini, currently have a 42 foot Class A motorhome and have been a motorhome owner for six years. I live at 5649 Bay Shore Drive and no longer drive my RV on this road. My decision is based upon the number of vehicles that park and overlap part of a lane, such as landscapers, delivery, construction and utility trucks. Combined with the heavy usage of the shoulder by pedestrians, bikers, dog walkers, etc.. It's not wise or safe. Furthermore, owing to motorhome length when coupled with hitch and vehicle, about 58 feet, I'd never drive through downtown Sturgeon Bay or make a right hand turn from Third Avenue onto the Maple-Oregon Bridge.

Riemer, Linda

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**From:** Dick Minten <rminten1@gmail.com>  
**Sent:** Wednesday, February 19, 2020 11:18 AM  
**To:** Riemer, Linda

No Rv Village. Richard Minten Egg Harbor

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FEB 19 2020

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** G Grewe <gmgdog@gmail.com>  
**Sent:** Wednesday, February 19, 2020 11:16 AM  
**To:** Rierner, Linda  
**Subject:** Oppose quarry developement

Oppose quarry developement

Gregory Grewe  
5335 Bayshore Dr. Sturgeon Bay, WI  
[ggrewe@new.rr.com](mailto:ggrewe@new.rr.com)  
9207435777  
also 9203369433  
9206218890cell

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LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Richard Slater <sl8r@mac.com>  
**Sent:** Wednesday, February 19, 2020 11:15 AM  
**To:** Riemer, Linda  
**Subject:** Old quarry development

Hi Linda.

First off, thank you for your continued efforts to communicate the many Bay Shore property owner's wishes to limit development at the quarry property and beyond.

Please note that my wife and I are against any housing development at the old quarry site. We also believe that the "campsite" properties in the area need to be dramatically limited and rules enforced regarding occupancy duration and waste disposal.

Unfortunately we will not be able to attend Thursday's RPC meeting.

Thank you,  
Richard Slater  
6849 N Bay Shore Drive  
Egg Harbor, WI

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FEB 19 2020

Sent from my iPad

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Liz Orlock <liz.orlock@gmail.com>  
**Sent:** Wednesday, February 19, 2020 11:02 AM  
**To:** Riemer, Linda  
**Subject:** RV proposal

I am against the planned development above George Pinney Pk. for the following reasons:

Bayshore Dr. is one of our most beautiful scenic drives and is not made for RV traffic.

Our karst landscape is not receptive to the pollution this huge park will create. We need to protect the escarpment.

Door county is charming.....let's keep it that way. This "village" might belong in a huge tourist area like the Dells. It does not belong here.

Liz Orlock  
947 Michigan St.  
Sturgeon Bay, WI

(also 7002 Bayshore Dr.)

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** Marianne Diekman <dmdiek@charter.net>  
**Sent:** Wednesday, February 19, 2020 11:39 AM  
**To:** Rierner, Linda  
**Subject:** RV Village

This would be another example of absentee ownership and exploitation of the beauty of Door County. Our scenic places are precious and not replaceable.

No to the RV Village.

Marianne Diekman

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

6836 Blue Jay Lane  
Sturgeon Bay, WI 54235

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

February 19, 2020

RE: Opposition to the Quarry RV Park Proposal

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Dear Chairman Fisher and Committee Members Koch, Virlee, Enigl, and Chomeau:

I write to you as a representative of two neighborhood associations in the Town of Nasewaupée – Cabot’s Cove Association and Idlewild Area Property Owners Association, both located on Sherwood Point. We strongly believe the Quarry RV Park Proposal is a matter of regional significance and thus are compelled to share our comments with you.

We applaud the Town of Sevastopol for recommending denial of the application for this project. While the recommendation to deny included the need to address many resource, land use and cultural elements, **the fact that the proposed use is in direct conflict with the local comprehensive plan is a foundational and imperative basis with which to deny the proposed use.**

We have reviewed the Town of Sevastopol Comprehensive Plan in considerable detail. Clearly, the vision and values that serve as the basis for the plan are shared by the residents of communities in all of Door County, particularly the appreciation for the beauty and unique character of this amazing landscape we all share and love.

The beautiful bay and Lake Michigan shorelines, the diversity of the natural environment, the absence of large commercial development and the picturesque views are values articulated in the Comprehensive Plan as ones embraced by Door County residents and visitors throughout the peninsula.

Similarly, our residents have expressed they feel the strengths of our area include the natural-rural environment as well as the water and shoreline. The Quarry RV Park proposal is at extreme odds with these values and strengths that are rightly expressed in the Comprehensive Plan.

Residents have specifically expressed the need to maintain the rural character of the area, a concern shared by all of Door County. The plan states “They do not want to see their rural character sacrificed to make way for subdivision development and vacation resorts.” That sentiment was heard loud and clear at township meetings and we agree with it whole heartedly.

The Quarry proposal also appears to be in stark contrast to the economic development vision which sees commercial development occurring in harmony with the Town’s natural environment. Such development will devalue the immeasurable assets of many miles of scenic shoreline and water-based recreation which is acknowledged in the plan as being of great value.

The future Land Use map wisely calls for concentrating commercial development along the highway corridors as well as creating pedestrian and bicycle links between Institute and Valmy and along the lake

Door County Resource Planning Committee, February 19, 2020

shore and bay shore. The uses proposed on your land use map capitalize on the natural and recreational resources of the Quarry area. Surely, the proposed development is at odds with this vision and puts it at great risk.

In short, the Quarry is by water a gateway to the Ship Canal and Sturgeon Bay. It is a magnificent landmark of great significance to all of Door County and beyond. Its history and importance as well as its unique esthetic ought not be compromised by the imposition of a commercial development. From a planning and development perspective, the project is at extreme odds with the vision and values of the local community and communities throughout Door County.

**Precedence has been established in Wisconsin that when communities deny proposed land uses based on conflicts with their comprehensive plans, they successfully withstand legal challenges. The fact that this proposal is in conflict with the comprehensive plan is a sound basis for your denial and should compel you to act accordingly.**

**Cabot's Cove Association and Idlewild Area Property Owners Association respectfully urge the Door County Resource Planning Committee to deny the request for a Conditional Use Permit for the Quarry RV Park Project.**

Thank you for the opportunity to comment on this potentially historic change to this unique part of the Door County peninsula.

Sincerely,

Mike Degen, on behalf of Cabot's Cove Association and Idlewild Area Property Owners Association

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Debbie Brillion <debbiebrillion@hotmail.com>  
**Sent:** Wednesday, February 19, 2020 11:58 AM  
**To:** Riemer, Linda  
**Subject:** Proposed Quarry Development

In my opinion if the Community of Sturgeon bay & All Door County Residents oppose this Development, why continue?

This is a awful, ugly development.

There must be better options somewhere on 57 far away from the Town of Sturgeon bay to place this?

Hoping you will reconsider.

Debra Brillion  
Full time Resident  
Sent from my iPhone

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** Herbert Pohl <north.pohl@sbcglobal.net>  
**Sent:** Wednesday, February 19, 2020 2:16 PM  
**To:** Riemer, Linda  
**Subject:** No quarry ever village

I have had a home on Bayshore Dr for 46 years. I have seen how the traffic (cars, bikes& runners/walkers) has increased. Also, more deer than ever. It is becoming a very busy road! Adding more traffic is a definite safety issue.  
Cheryl Pohl  
6133 Bay Shore Dr.

Sent from Yahoo Mail for iPhone

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** sandy malone <amalones2012@gmail.com>  
**Sent:** Wednesday, February 19, 2020 2:29 PM  
**To:** Riemer, Linda  
**Subject:** Opposition to Old Quarry Development

Dear Planning commission Members,  
I am writing to strongly object to the proposed development of the Old Quarry.  
The proposed development is inappropriate for the quarry location and should not be allowed to proceed.

Thank You

Sandra J. Dercole  
6214 Bayshore Drive

--  
Sandra J Dercole  
2371 North Sherman Blvd  
Milwaukee, WI 53210  
414.406.2110  
[amalones2012@gmail.com](mailto:amalones2012@gmail.com)

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FEB 19 2020  
DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Rierner, Linda**

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**From:** Marchell Willian <marchellwillian@comcast.net>  
**Sent:** Wednesday, February 19, 2020 2:48 PM  
**To:** Rierner, Linda  
**Subject:** Proposed RV site

To Whom It May Concern,

My husband and I want to be on record to inform you that we are highly against the creation of an RV camp at the Quarry on Bayshore. We live on Bayshore and do not want to added traffic, noise, and unsightly view of an RV camp on what is now a peaceful setting.

Sincerely,

Jeff and Marchell Willian

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

**Riemer, Linda**

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**From:** robin zahran <robinzahran@sbcglobal.net>  
**Sent:** Wednesday, February 19, 2020 2:53 PM  
**To:** Riemer, Linda  
**Subject:** Objection to RV Village

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Members of the Zoning Board:

My name is Robin Zahran. Karen and I reside at 5457 Bayshore Drive. One of the main reasons we retired to this county, after a long business career, is the surentity of the county and Bayshore Drive area. It is scenic, safe, and properly designed with single family homes.

The proposed plan for the RV Village( Trailer Park ) defies all of the proper and logical reasons to approve such proposal:

1. From Sturgeon Bay to Egg Harbor (about 25-30 miles in distance on both sides of Bay Shore Drive), all of the properties consists of single family homes and all are zoned single family home. Do we need a trailer park in the middle of our single home residences.
2. The environmental concerns as is being addressed by the Professionals will all agree that a trailer Park in the midst of all of the single family homes is not environmentally sound at all phases of the plan as I witnessed the plan introduction at two other hearings.
3. It is almost impossible to claim or introduce any thought that the Trailer Park will not be a traffic hazard.
4. This project is deemed to fail before it starts due to inadequate capitalization which would increase tax payers costs.
- 5 . There will be no tax benefit to the community (Door County ) at large, nor to (Sevastopol residents ) since there is no tax on vehicles or trailer homes.
6. The main principal in guiding public officials in their actions is first to avoid harm to others and if all was satisfied then and only then, they should address the individual benefits. Here, there is harm to the entire community and no benefit that we could see or logically conclude.
7. I wish i could have the time to address these topics based on my experiences and especially in Finance, Funding and Investments, but due to the shortage of time, Karen and I respectfully request that the board deny the Trailer Park proposal to avoid harm to all concerned.

Robin and Karen Zahran

**Riemer, Linda**

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**From:** Paul Heinecke <heineckepaul@hotmail.com>  
**Sent:** Wednesday, February 19, 2020 2:57 PM  
**To:** Riemer, Linda  
**Subject:** Quarry

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DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Dear Resource Plan Commission,

Our family has long enjoyed Door County, so much so that we purchased a cabin to fix up 3.5 years ago in the Town of Egg Harbor. We spend many days and evenings launching near the old quarry, and boating on the bay.

As we turn back towards the launch area after our time on the water, the scenery is dominated by the majestic limestone of the old quarry. Residences are discreetly tucked away in the woods, and do not detract from the scene. The addition of upwards of 100 buildings and RVs would certainly spoil that view!

I am also very concerned about the "land" of the proposed RV Village. Door County is made up of a thin layer of soil on bedrock. The proposed RV Village is to be built right on the stone ledge, with a lot of potential for disaster if not engineered correctly.

We do not object to the concept of a campground or RV Village, we have camped in Door County for 40 years, and were members of a Door County RV Resort for close to 15 years. We just do not feel that the old quarry is a feasible location for such a development.

Sincerely,  
Paul and Ruth Heinecke  
6021 White Cedar Road  
Sturgeon Bay, WI 54235

608-575-6669