

**Quarry Bluff Development, LLC Conditional Use Permit Hearing
 Packet H: Final materials
 Posted February 21, 2020**

Packet H Contents

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- Page 3: Detailed indices of Packets B through E
- Page 6: Persons testifying in favor
- Page 7: Persons testifying in opposition
- Page 8: Persons who signed the attendance sign-in sheets distributed around 3:00 p.m.
- Page 16: Materials turned in at February 20th, 2020 hearing:

Submitted by applicants:

- Page 16: PowerPoint slides used by applicants in testimony. (Note that the two videos embedded in the presentation which were shown at the hearing are available at Land Use Services Department)
- Page 83: E-mail to Tom Goelz re: Hearthside Grove value
- Page 84: Rockhole/crevice patch options (submitted during rebuttal round)
- Page 85: Potential suggested conditions (submitted during rebuttal round)
- Page 86: Letter from Margaret Dreutzer Turk (submitted during rebuttal round)

Note: The Real Estate Consultant Report handed out by Kurt Kielisch was previously distributed via Packet C (as re-posted on February 18th), so it has not been included in this packet.

Submitted by opponents:

- Page 88: Written version of testimony offered in person by Allen Koenig and attached sampling of results of survey of neighbors near proposed project
- Page 100: Escarpment film by Roger Kuhns. (Note that Packet H contains only a photocopy of the DVD cover. The DVD itself is available at the Land Use Services Department. Note too that the separate video used by Roger Kuhns during his testimony is also available at the Land Use Services Department.)
- Page 101: EPA alert about safe wastewater disposal for RV, boat, and mobile home owners
- Page 102: Written version of testimony offered in person by Ed Douglass
- Page 103: Written version of testimony that was to be offered in person by George Evenson (submitted by Bill Parsons; Evenson had to leave before his testimony slot)

RPC 2/20/2020

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PACKET B: APPLICATION

PACKET C: APPLICATION SUPPLEMENT

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PACKET E: OPPOSITION

PACKET F: HEARING CORRESPONDENCE UP TO JANUARY 31ST

PACKET G: CORRESPONDENCE JANUARY 31ST – FEBRUARY 19TH

PACKETS B & C: APPLICATION & SUPPLEMENTS

PACKET B

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Persons Testifying in Favor
 Quarry Bluff Development, LLC Conditional Use Permit Application
 Door County Resource Planning Committee Hearing
 Door County Community Center/ADRC (916 N. 14th Avenue, Sturgeon Bay, WI)
 Thursday, February 20, 2020

First name	Last name	Mailing Address	City	State	Zip	Phone	Email
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Tom	Goelz	PO Box 54	Fish Creek	WI	54212	920-421-1500	tom.goelz@gmail.com
Kurt	Kielisch FA Group	116 E. Bell Street	Neenah	WI	54956	920-558-4638	www.forensic-appraisal.com
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Renee	Borkovetz	PO Box 105	Sturgeon Bay	WI	54235	920-743-5211	rborkovetz@baudhuin.com

Persons Testifying in Opposition
 Quarry Bluff Development, LLC Conditional Use Permit Application
 Door County Resource Planning Committee Hearing
 Door County Community Center/ADRC (916 N. 14th Avenue, Sturgeon Bay, WI)
 Thursday, February 20, 2020

	First name	Last name	Mailing Address 1	Mailing Address 2	City	ST	Zip	Phone	Email
1	MAIN SPOKESPERSONS FOR THE OPPONENTS AND THEIR EXPERT WITNESSES: 90 minutes total								
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6	Bill	Parsons	4147 Bay Shore Drive		Sturgeon Bay	WI	54235	920-495-8484	bcparsons@charter.net
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**ATTENDANCE SHEET
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February 20, 2020

NAME (PLEASE PRINT)

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Helen Berko & Arnie	125 W. Pine St	Sturgeon Bay
Deborah Logerquist	5530 Butts Rd	Sturgeon Bay

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alan MOON

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" "

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ED EICKENBERG

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Kathryn Hubing

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Robin Zahran	5457 Bayshore Dr.	Sturgeon Bay
Marianne Ewig	6391 Little Harbor Dr.	Sturgeon Bay
BILL PARSONS	4147 BAYSHORE DR	Sturgeon Bay
Betty Parsons	4147 Bay Shore Dr	Sturgeon Bay
George Parsons	4994 Bay Rd	Sturgeon Bay -
PETER EVERTS	5620 SCHAEFER RD	Sturgeon Bay
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ELERIE DE LEPORTE	6287 BLUFF LEDGE RD	STURGEON BAY
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Yvette Senger	5274 Bay Shore Dr	Sturgeon Bay 54235
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Nancy Buhl	4575 Laurie Ln	Sevastopol, SB 54235
Rob Macomber	6386 Whitefish Bay Rd	Sevastopol
Pam Macomber	6386 Whitefish Bay Rd	Sevastopol
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TODD SMITH	4609 WEST BAY SHORE LITTLE A1	SEVASTOPOL
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Allen Koenig	5803 Bluff Ledge Rd	Sturgeon Bay
MICHAEL HOLLY	734 STARD TWIN RIVERS, WI. 54241	4847 BAYSHORE DRIVE STURGEON BAY
Sherry Koenig	5803 Bluff Ledge Rd, Sturgeon Bay	Sturgeon Bay
JULIA COSURORE	4871 HARDER HILL RD	STURGEON SEVASTOPOL
MICHAEL COSCROVE	4871 HARDER HILL RD	SEVASTOPOL
Et Douglass	5301 Pine Tree Rd	Sevastopol
Wallace Duganine	6173 Bluff Ledge Rd	Sevastopol } nice project
Debra Duganine	6173 Bluff Ledge Rd	Sevastopol
Roger Kuns	7975 Hwy 42 Egg Harbor	2975 Hwy 42 Egg Hbr
Mary Moster	6427 Whitefish Bay Rd, Sturgeon Bay	Sevastopol
SHERRY MORTHEMER	6451 WHITEFISH BAY RD	Sevastopol
KEITH "	6451 WHITEFISH BAY RD	Sevastopol
Diane Knutson	3939 Bay Shore Dr	Sevastopol
Brenda Lange	6417 Whitefish Bay Rd	Sevastopol
Jeff Lange	6417 Whitefish Bay Rd	Sevastopol

Quarry Bluff, LLC

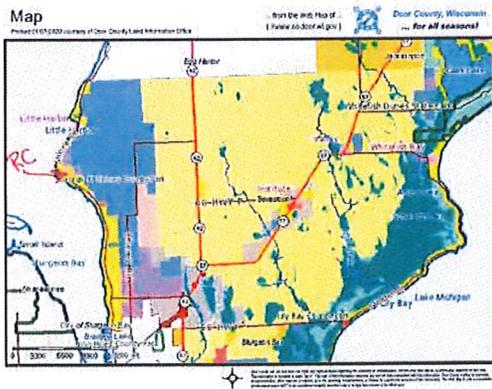
Luxury Motorcoach Resort

Peter J. Hurth, P.E., LEED AP

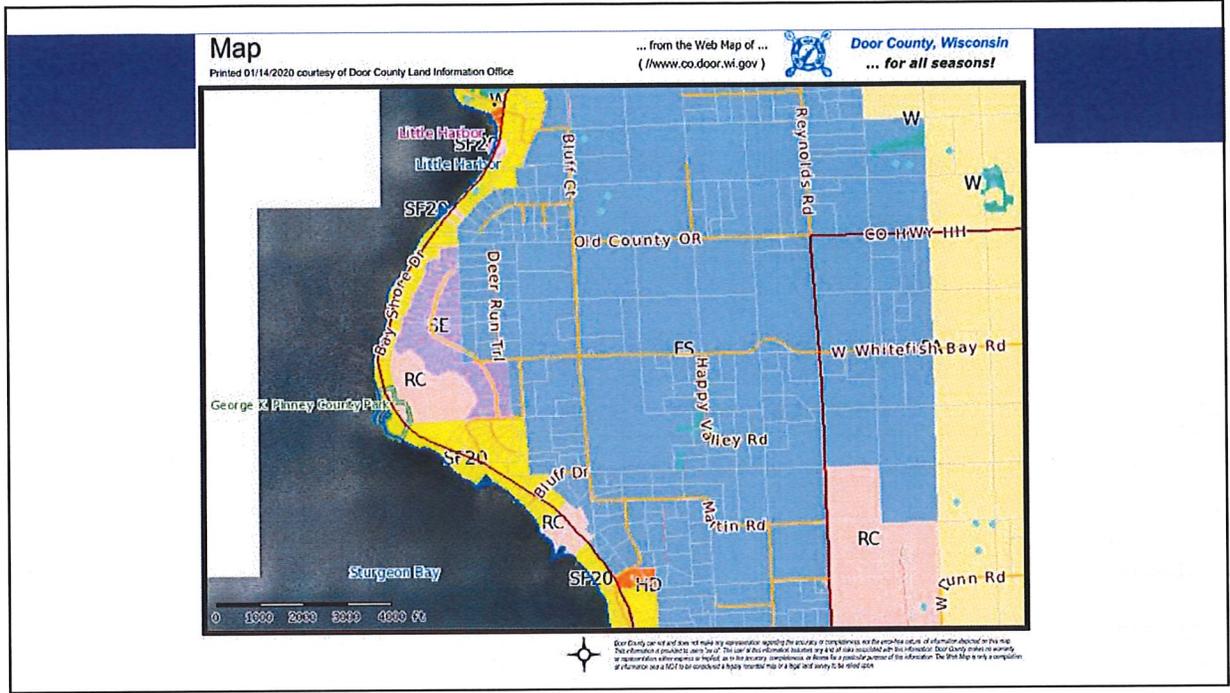


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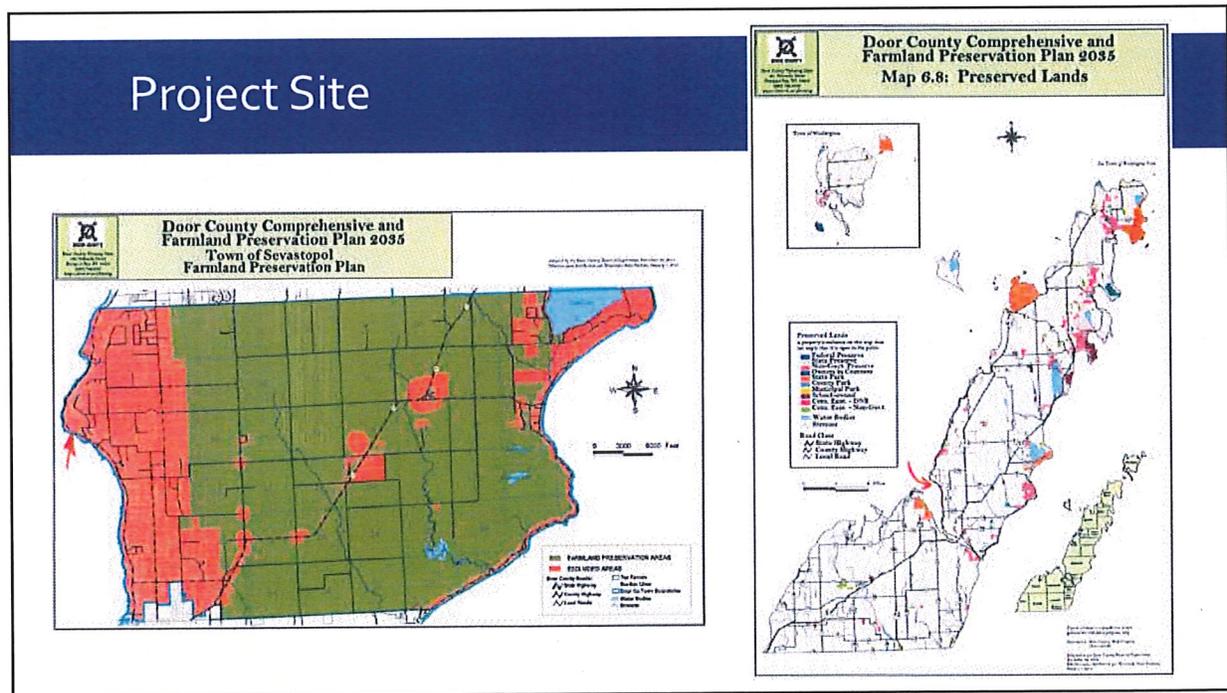
Project Site — Zoning



2

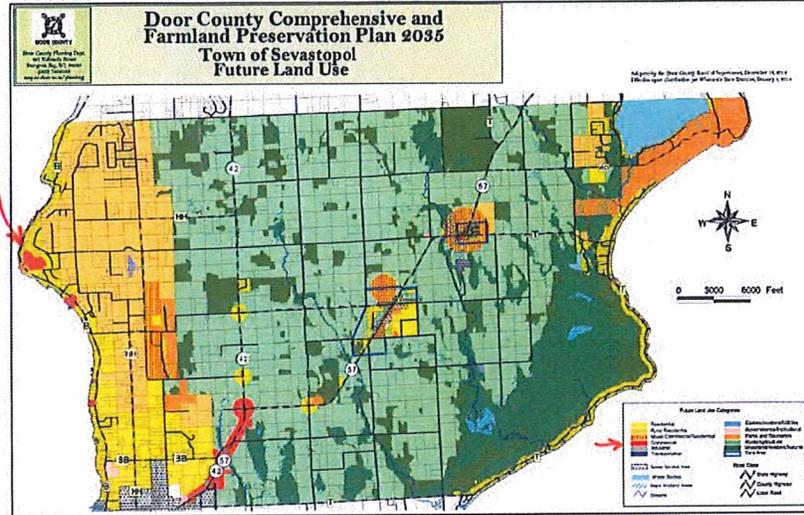


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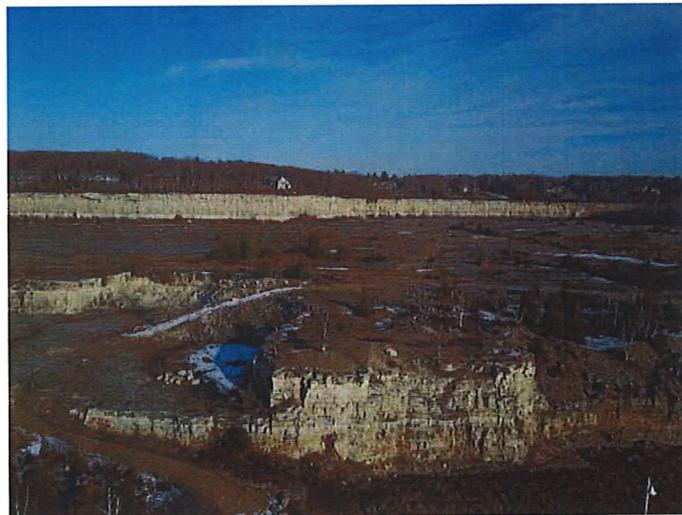
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Project Site



5

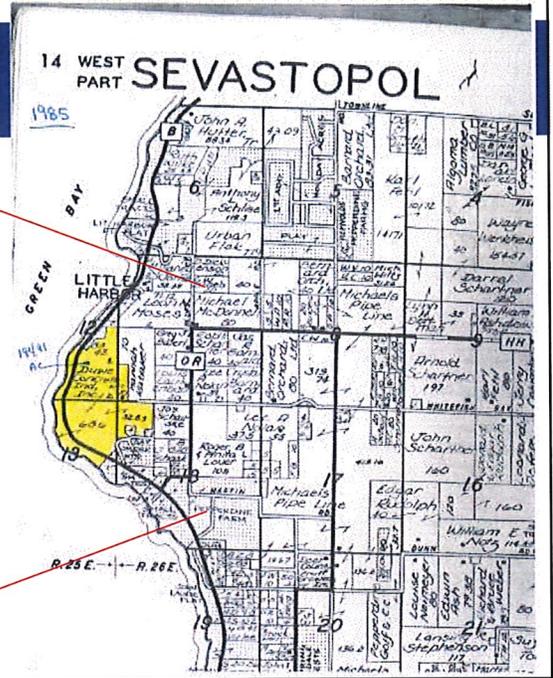
Project Site—History



6

Project Site— History

1985 Plat



7

Project Site— History

1992 Aerial

Map
Printed 01/18/2023 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov) Door County, Wisconsin
... for all seasons!



8

Project Site — Permitted Uses Allowed

- Art Galleries
- Family Day Care Homes
- Home Occupations
- Home Office/Studio
- Indoor Recreation
- Model Homes
- Non-Motorized Recreational Equipment Sales/Service/Rentals
- Retail Stores
- Cemeteries
- Churches
- Libraries/Museums
- Travelers' Information Centers
- Camping (4.07(3))
- Parks (4.07(1))
- Accessory Residences
- Bed & Breakfast Establishments
- Boardinghouses
- Conservation Subdivisions (ch. 6)
- Duplexes
- Single Family Residences
- Temporary Manufactured Homes (4.08(6))

11

Proposed Project – Class A Motorcoach

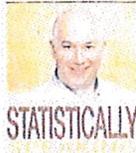


12

Proposed Project - Demographics

- 87% over age 45
- 72% over age 55
- 38% over age 65
- 50% with income > \$100,000 per year

BY SCOTT STROPKAI



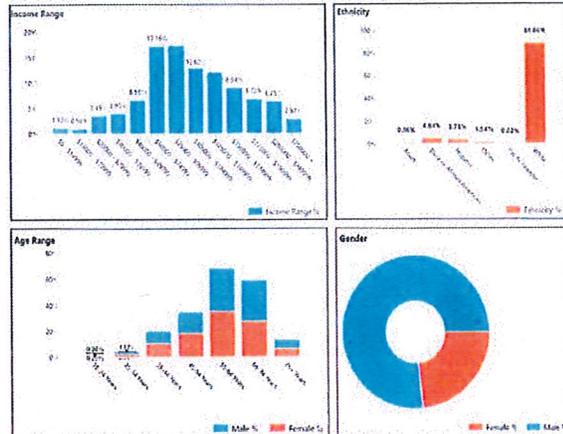
Mining Consumer Data: Class A Motorhomes

Not surprisingly, the Class A ownership leans toward an older crowd: Class A coaches are, by segment, the most expensive RVs in the industry and most owners tend to have established careers in place to pay for them.

If you were with us last issue, you perhaps recall our introduction to a series of charts that surfaced the basic owner of a Class A motorhome: income range, age range and gender. The purpose was to provide a snapshot into the typical buyer of that type of motorhome.

This time, we're going to take a look at buyers of Class A motorhomes — again, by mining data in tandem with our partners at HHS Inc. Not surprisingly, the Class A ownership leans toward an older crowd. Class A coaches are, by segment, the most expensive RVs in the industry and most owners tend to have established careers in place to pay for them.

Class A 12MR Demographic Data as of April 2019



Article from RVBusiness, July/August 2019 Issue

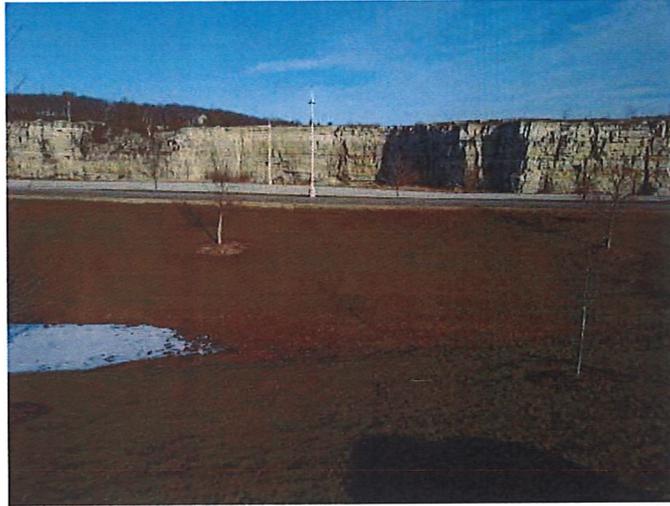
13

Existing Site



14

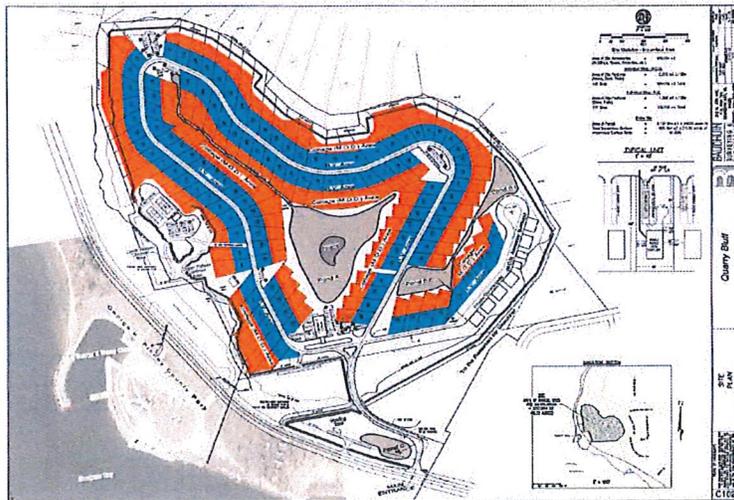
Existing Site



[Video](#)

15

Proposed Project



16



17



18



19



20

Proposed Project



onyx|creative
2021 RIVINGTON ROAD AND QUARRY ROAD, SHAWNEE, OK

The Quarry
Museum, Wellness, and Golf Course, Shawnee, OK

21

Proposed Project



onyx|creative
2021 RIVINGTON ROAD AND QUARRY ROAD, SHAWNEE, OK

The Quarry
Museum, Wellness, and Golf Course, Shawnee, OK

22

Proposed Project

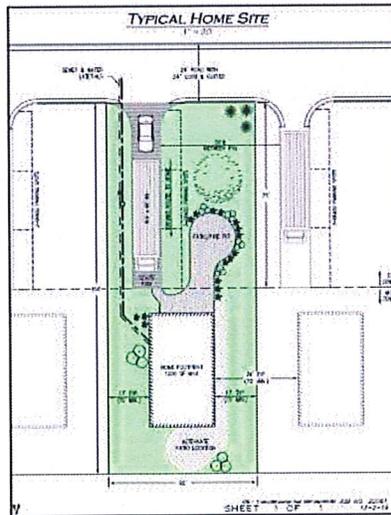


onyx|creative
2017 FURNY RD & E. QUARRY DR - 4008

The Quarry
Master Plan/Phase 02 - STOP DRAFT - 1/16/20

23

Proposed Project



24

Proposed Project



[Video](#)

25

Proposed Project



26

Proposed Project



27

Proposed Project



28

Proposed Project



29

Proposed Project



30

Proposed Project

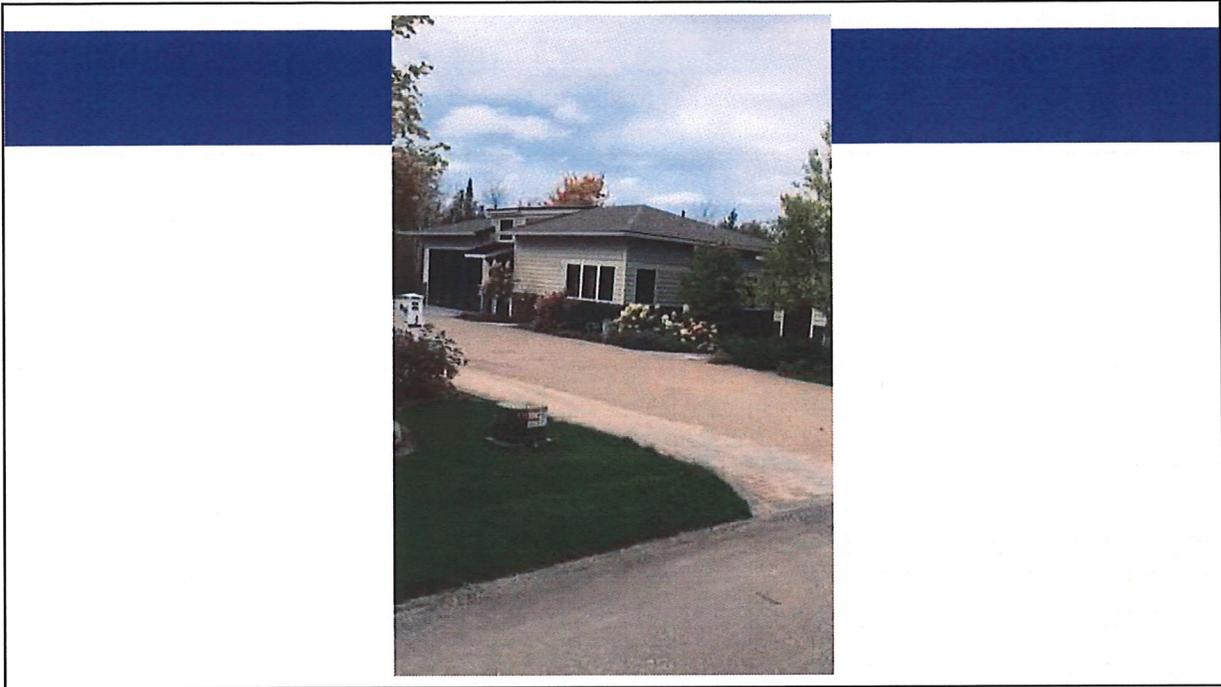


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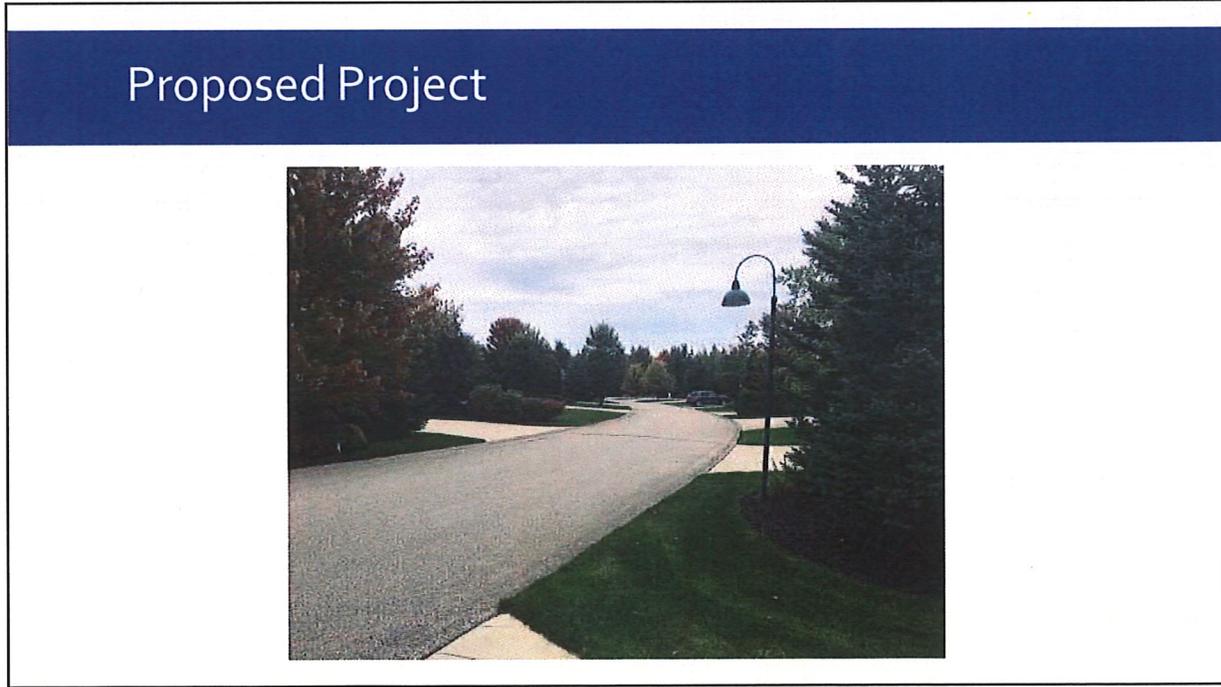
Proposed Project



32



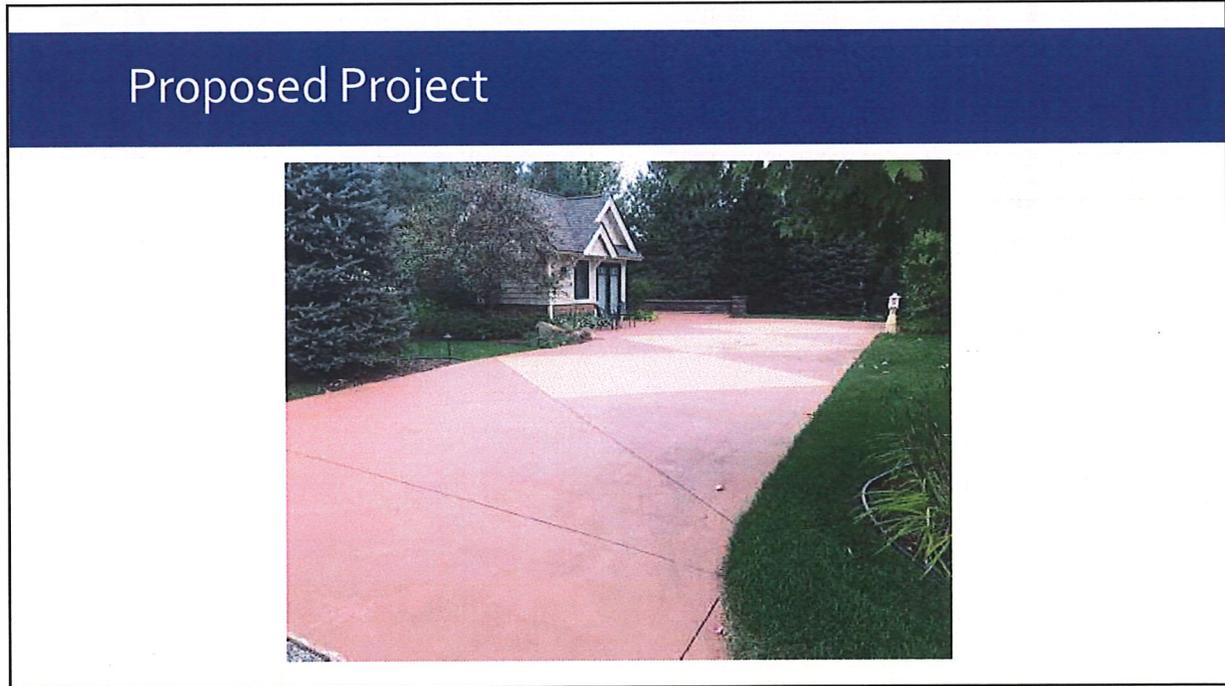
33



34



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36

Proposed Project



37



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Proposed Project – Tax Impact

Project Current Assessed Value — \$225,000
 Projected Assessed Value Completed Project — \$40,000,000

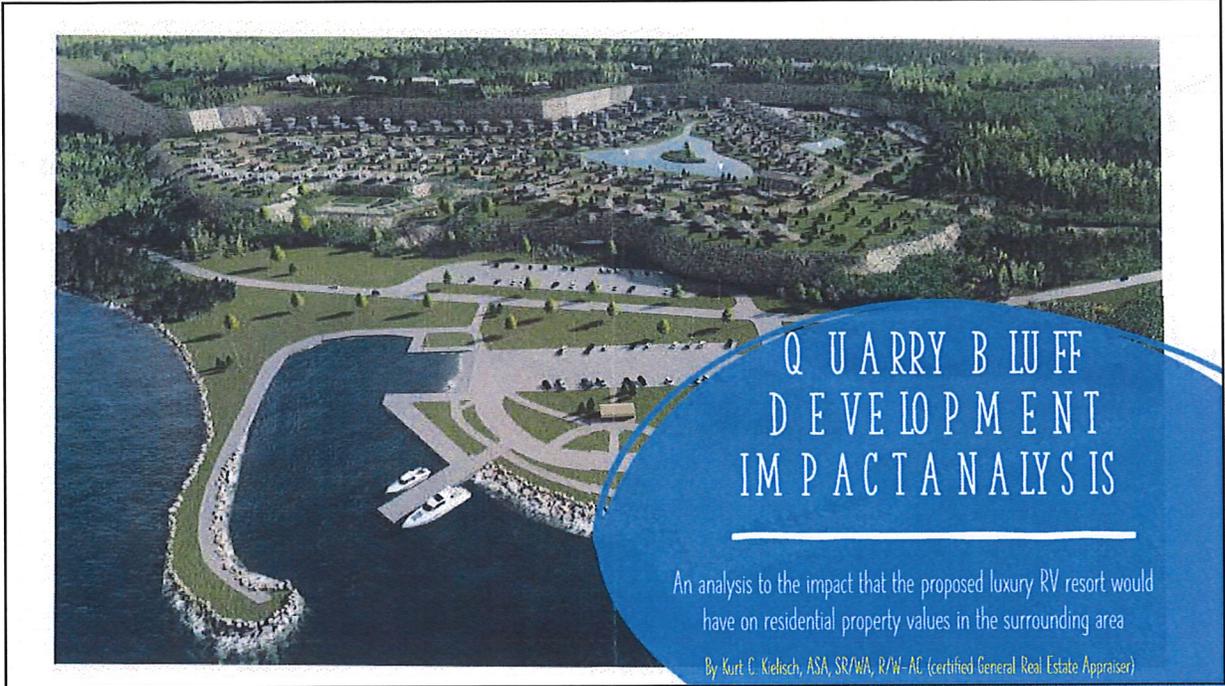
Tax Breakdown	Rate	Current Tax	Projected Tax (Upon Completion)
Door County	0.41897%	\$942.68	\$167,588.00
Town of Sevastopol	0.09320%	\$209.70	\$37,280.00
Vocational School	0.08255%	\$185.74	\$33,020.00
Sevastopol School	0.4756%	\$1,070.01	\$190,224.00
Total Yearly Tax		\$2,408.13	\$428,112.00

Projected Tax Contribution		
Town of Sevastopol 2018 Budget	\$1,126,437	3.31%
Sevastopol Schools 2018 Budget	\$7,000,000	2.72%

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- ## Items Addressed
1. **Property Values**
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 9. Traffic Flow

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SCOPE OF WORK

- 
LITERATURE REVIEW
- 
REALTOR SURVEY
- 
ASSESSMENT OFFICE PHONE SURVEY

42

LITERATURE STUDY

-  Searched
Google search for published studies
Appraisal organizations article archive.
RV related publication archives.
-  Found that the Luxury RV Resort concept is very new.
-  Found no articles or studies on the impact of such developments.

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REALTOR SURVEY

-  Located comparable luxury RV resorts (6 resorts identified).
-  Collected data about each resort.
-  Created a mailing list for all Realtors in the defined area of each resort (5 resorts had enough Realtors).
-  Used an online survey service.
-  Created a three-question survey

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THREE QUESTIONS



Are they familiar with the (local resort)?



What is their opinion of the impact of the (local resort) has to single-family property values surrounding or in near proximity to the resort?



How do they believe that the (local resort) impacts the local economy?

45

RESORTS SURVEYED

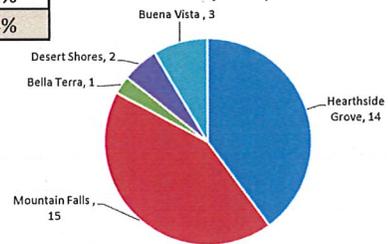


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SURVEY RESPONDENTS

RV Resort	State	Total Surveys	Total Responses	Response Rate
Hearthside Grove	MI	141	14	10%
Mountain Falls	NC	63	15	24%
Bella Terra	AL	8	1	13%
Desert Shores	CA	69	2	3%
Buena Vista	AL	28	3	11%
Totals		309	35	11%
Totals without Desert Shores		240	33	14%

Realtor Survey Response Allocation



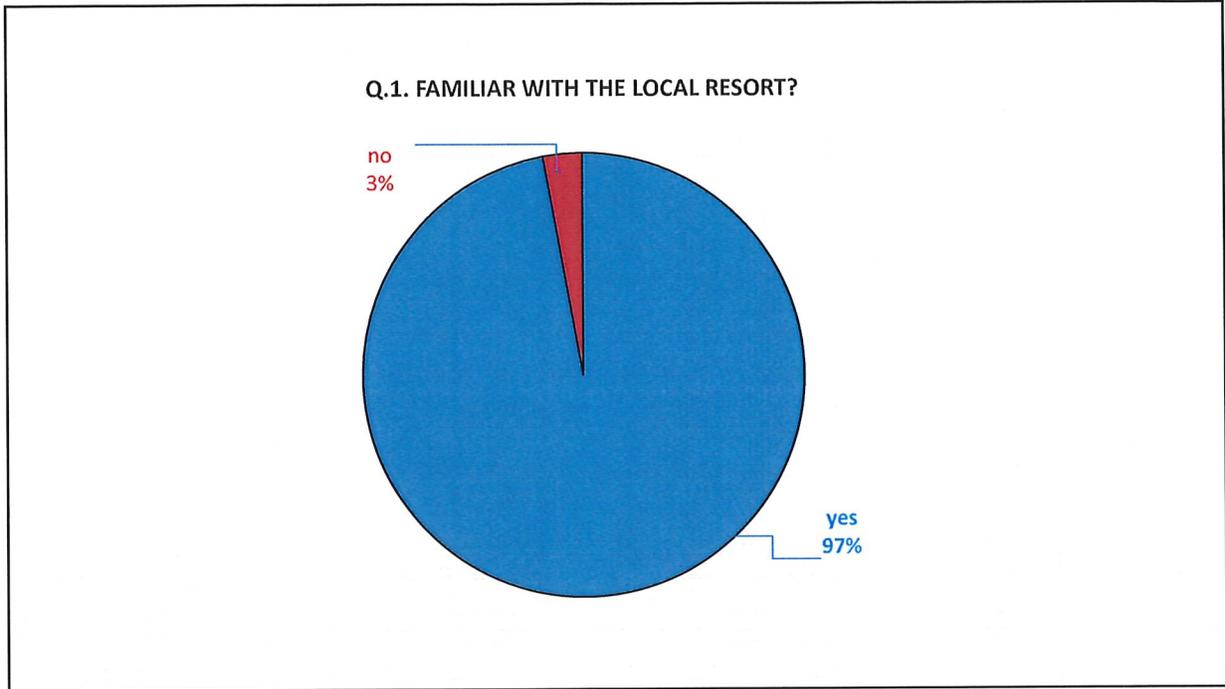
47

SURVEY RESULTS

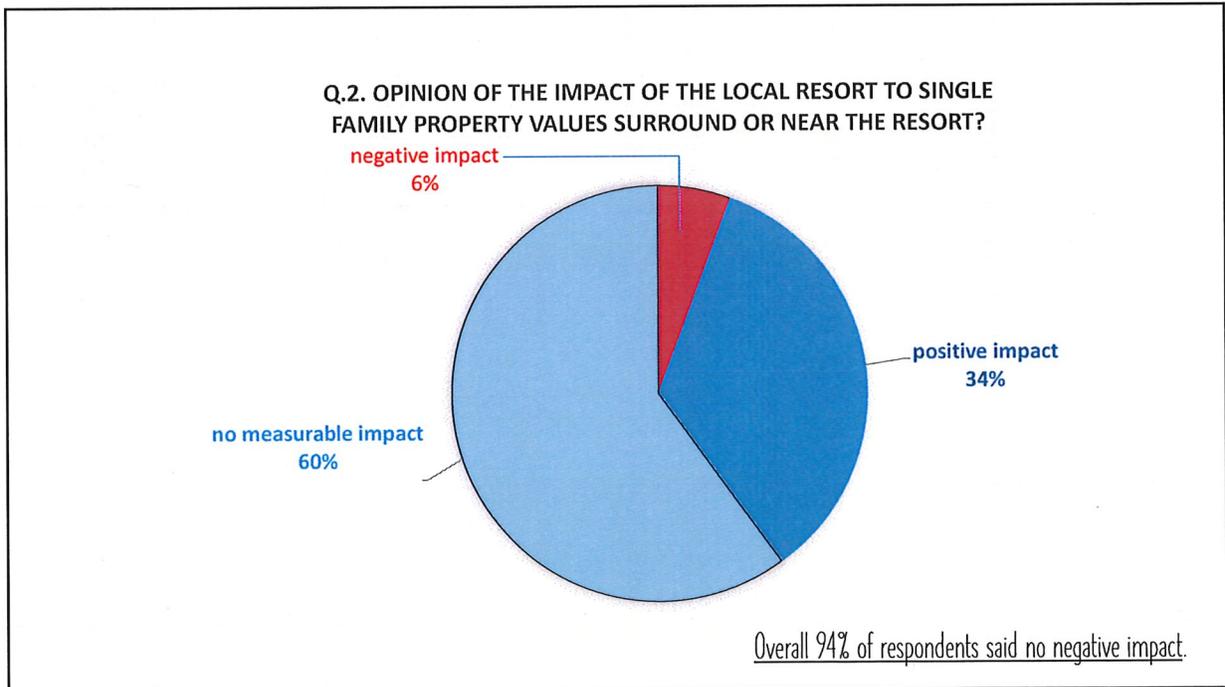
Summary of Survey Results*					
Q1.	Familiar with the local resort?	<i>yes</i>	<i>no</i>		
		34	1		
		97%	3%		
Q2.	Opinion of the impact of the local resort to single family property values surrounding or near the resort?	<i>negative impact</i>	<i>positive impact</i>	<i>no measurable impact</i>	<i>total respondents</i>
		2	12	21	35
		6%	34%	60%	
Q3.	Opinion of impact of local resort to the local economy?	<i>Impacts positively</i>	<i>impacts negatively</i>	<i>no measurable impact</i>	<i>total respondents</i>
		31	0	4	35
		89%	0%	11%	
Total Respondents					35

*Updated February 18, 2020.

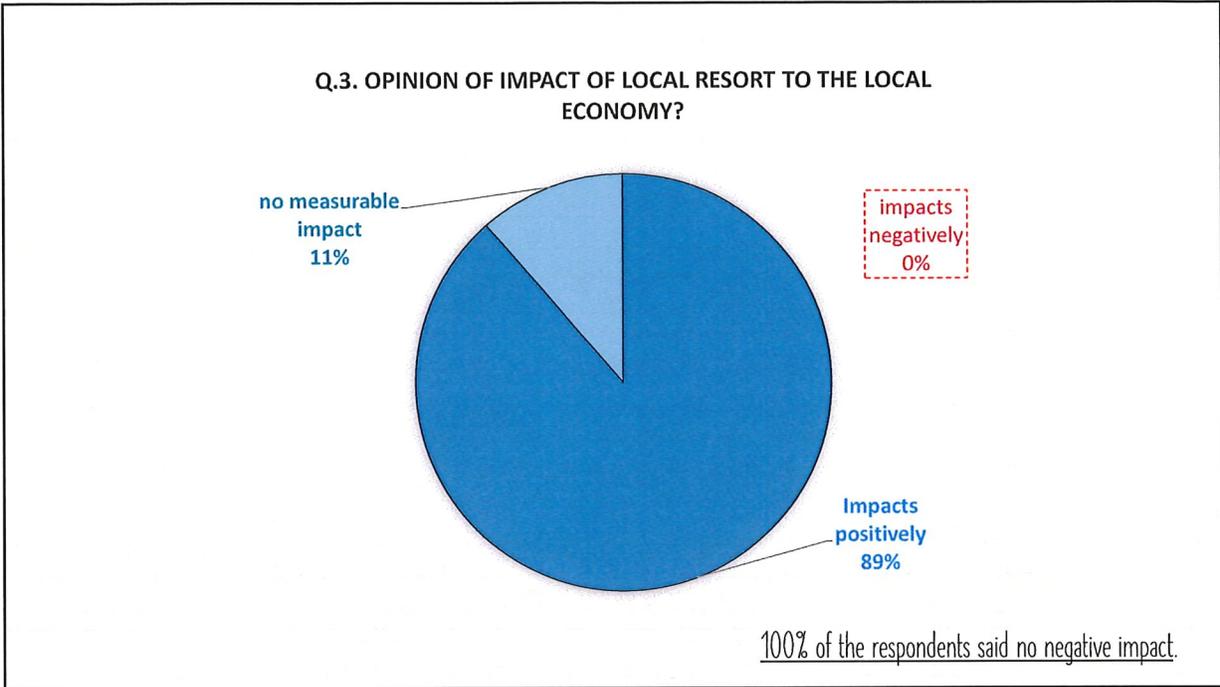
48



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50



51

ASSESSMENT
OFFICE PHONE
SURVEY-
BUENA VISTA

- **Buena Vista Coastal RV Resort, Orange Beach, AL**
- Spoke with Griffin Powell, City Planner Orange Beach, AL
 - RV Resort has not negatively impacted local “smart growth community” known for its smaller lots and walkable community
 - Located on Beach Rd. near beach homes
 - RV Resort with Class A, Super C and C+ high-end motor coaches. The high-end motor coaches made a difference with community acceptance of the RV Resort being developed
 - ***Not had a measurable impact to single family homes***
 - It has impacted the economy in a positive way as it provides accommodations for people to enjoy the beach and brings people to town to use amenities
 - Community was not strongly opposed to the RV Park being developed especially when it became known the class of RVs which would be required

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ASSESSMENT
OFFICE PHONE
SURVEY -
DESERT SHORES

- **Desert Shores Luxury Motor Coach Resort, Indio, CA**
Spoke with Jon Arnett, Appraiser for Riverside County, California

Has a positive impact on the community

Has a positive impact as it is high-end/high-quality resort attracting affluent buyers

Is in the middle of a residential area and he has not heard anything negative about the resort

Is considered a good neighbor as the resort is properly maintained

Residents of the resort positively impact the economy by visiting area restaurants, stores, services, etc.

Is ranked in the Top 10 of RV Resorts in the US Today Report

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ASSESSMENT
OFFICE PHONE
SURVEY -
ZION RIVER

- **Zion River Resort, Virgin, Utah**
 - Spoke with David Wright, Certified General Appraiser, Washington County Assessor's Office

➤ Is the nicest one in the area and is located near the Zion National State Park

➤ Is in a high tourist area

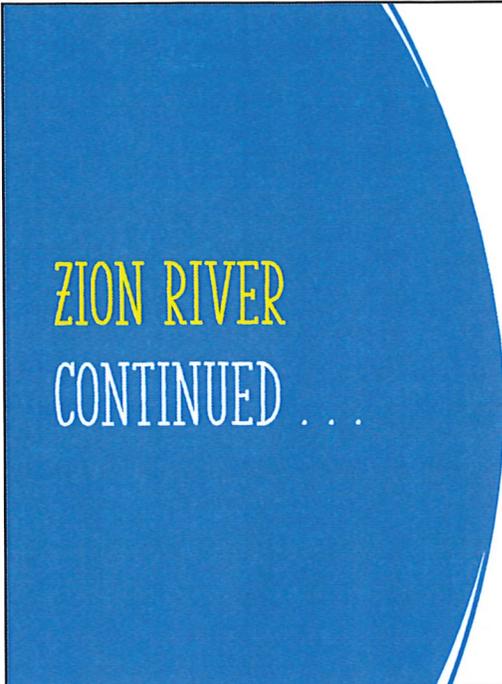
➤ Is not aware of a negative impact

➤ There are other RV Parks in the area

➤ **The homes are not devalued**

➤ It has had a positive impact on the economy

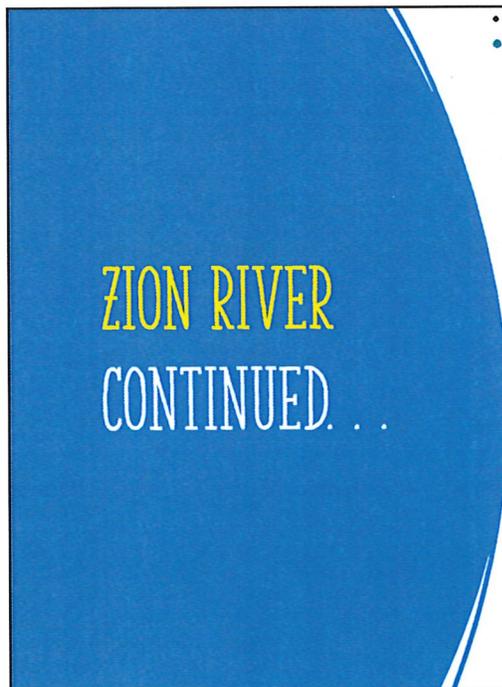
54



**ZION RIVER
CONTINUED . . .**

- **Zion River Resort, Virgin, Utah**
- Spoke with Frankie Griffiths, Deputy Town Clerk
 - Great asset to the town
 - Has brought in income
 - Beautiful resort
 - **Has positive impact on the economy due to tourism**

55



**ZION RIVER
CONTINUED . . .**

- **Zion River Resort, Virgin, Utah**
- Spoke with Gene Garate, Zoning Administrator Virgin, Utah
 - Resort is on a single road that goes to Zion National Park and is screened and isolated from single-family homes
 - Resort is in a mixed community of residential and business
 - **RV Resort has not negatively impacted surrounding homes**
 - RV Resort put in a sidewalk so people could walk to town to use amenities of the town. The town has been encouraged to plan for businesses that the residents of the RV Resort can frequent.
 - **Land prices in the area have risen due to being close to Zion National State Park. People are visiting the park and using the RV Resort and eventually choosing to stay and purchase homes/land**
 - Land prices have risen from \$100,000 an acre to \$130,000 an acre. Some listed for as high as \$300,000 an acre.
 - Zion National State Park is attracting people to the area
 - Planning and Zoning Administration sees the need for the Town of Virgin to explore business opportunities that will benefit the town's economy and tourism
 - The Town of Virgin is balancing the desire to develop the town with the desire to keep the surrounding natural beauty unchanged

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CRITIQUE THAT RESORTS USED IN
STUDY HAVE NO SINGLE-FAMILY
RESIDENCES SURROUNDING OR IN
NEAR PROXIMITY

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DESERT SHORES LUXURY MOTORCOACH RV RESORT

Middle of a residential area.

County appraiser (i.e. assessor) stated he
has not heard anything negative about
the resort.

Realtor survey indicated no negative
impact to property value.



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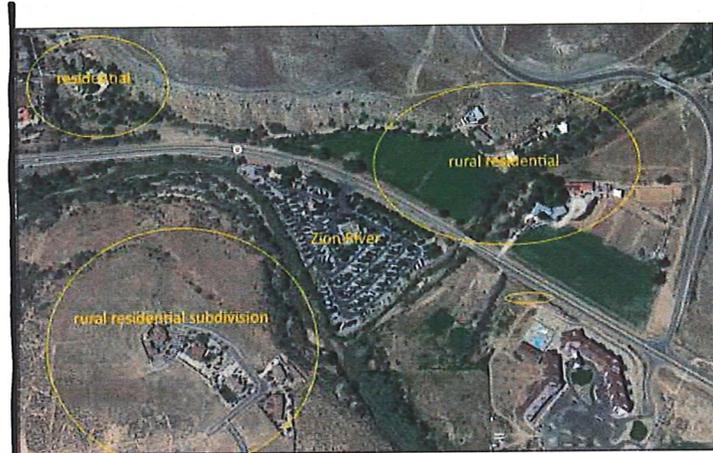
ZION RIVER

According to government officials . . .

Not aware of any negative impact

Homes are not devalued.

RV park has not devalued surrounding homes.



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BUENA VISTA COASTAL

Located on beach road near beach homes.

Not had a measurable impact to single family homes (assessor & Realtors).



60

BELLA TERRA OF GULF SHORES

Realtor survey indicated no impact to property values



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HEARTHSIDE GROVE LUXURY MOTORCOACH RESORT

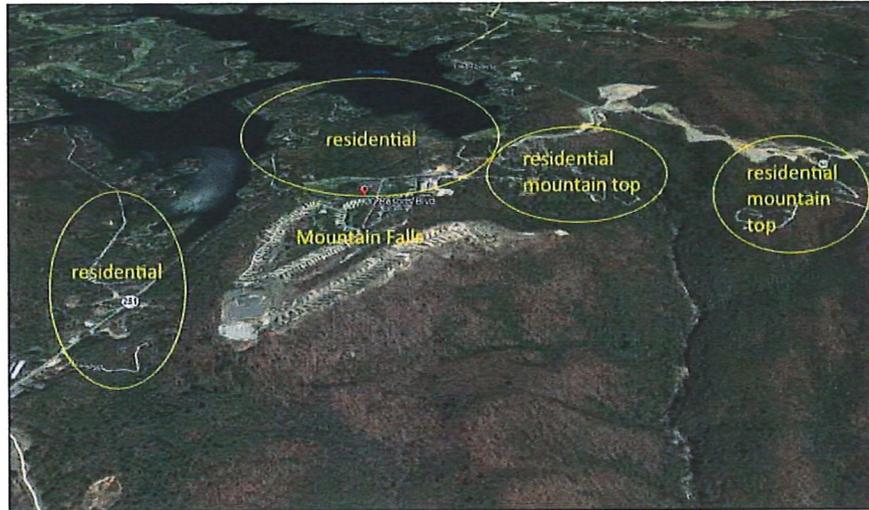
Realtor survey indicated no negative impact to property value.



62

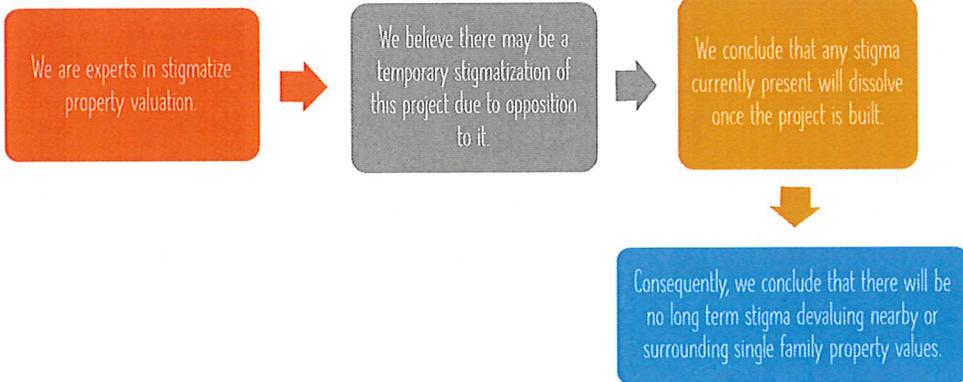
MOUNTAIN FALLS LUXURY MOTORCOACH RESORT

Realtor survey indicated no negative impact to property value.



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STIGMA



64



CONCLUSION

- A literature review, Realtor survey and Assessor survey have indicated there is no evidence that a luxury RV resort like the Quarry Bluff Development will cause a devaluation in single family property values surrounding or near it.

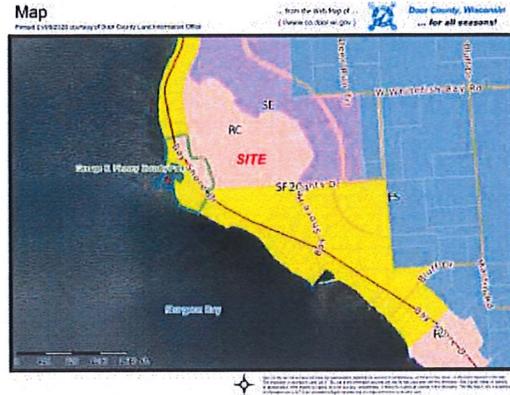
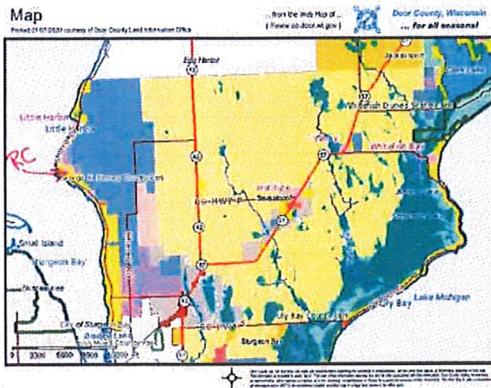
65

Items Addressed

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2. **Similar Uses**
3. Consistent with Door County Comprehensive and Farmland Preservation Plan
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9. Traffic Flow

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Similar Uses



67

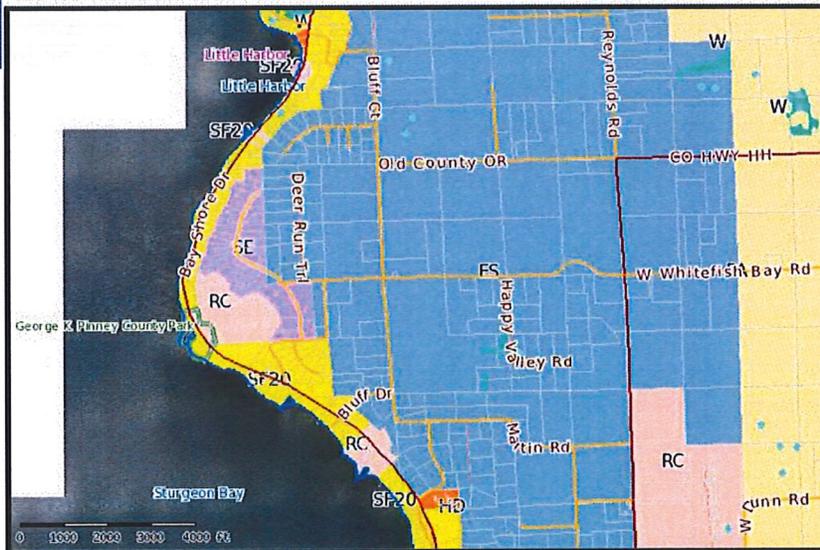
Map

Printed 01/14/2020 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov)



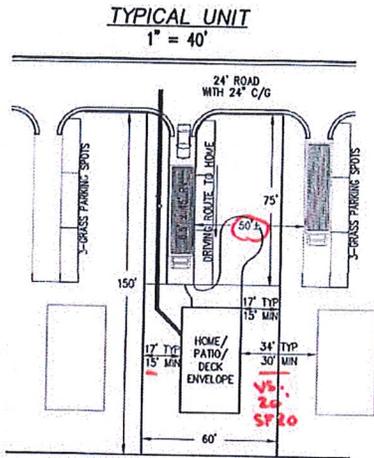
Door County, Wisconsin
... for all seasons!



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Similar Uses



Map



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LITTLE HARBOR 2019



04/29/2011

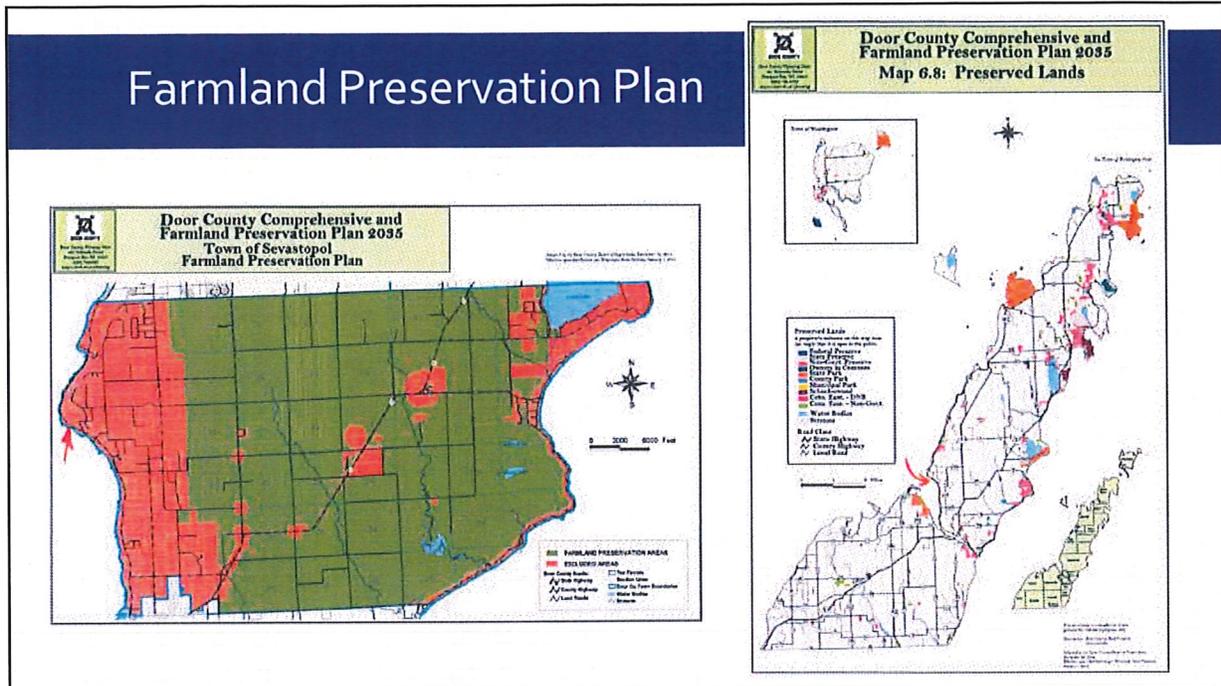
70



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- ## Items Addressed
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Comprehensive Plan

Section 66.1001(3) does not require that the issuance of a conditional use permit needs to be consistent with the comprehensive plan.

Perspectives on Planning

May 2016

Department of Urban & Regional Planning
University of Wisconsin-Madison/Extension
925 Bascom Mall
Madison, Wisconsin 53706-1317
www.urpl.wisc.edu

2015 Wisconsin Act 391: Consistency Revisited
By Brian W. Ohm

2015 Wisconsin Act 391, signed into law by Governor Walker on April 26, 2016, has raised questions by planners and others about its impact on the consistency requirement in Wisconsin's comprehensive planning law. Section 17 of Act 391 created a new section of the Wisconsin Statutes that reads: "A conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision's comprehensive plan." This addition will be codified at Section 66.1001(2m)(b) of the Wisconsin Statutes. To understand the meaning of this language added by Act 391, it is important to revisit the consistency requirement in the comprehensive planning law.

Consistency and the Comprehensive Plan

Section 66.1001(3) of the Wisconsin Statutes states that if a local government "enacts or amends" any of the following ordinances, the ordinance shall be consistent with that local government's comprehensive plan:

(g) Official mapping ordinances enacted or amended under s. 62.23 (6);
 (h) Local subdivision ordinances enacted or amended under s. 236.45 or 236.46;
 (i) County zoning ordinances enacted or amended under s. 59.69;
 (j) City or village zoning ordinances enacted or amended under s. 62.23 (7);
 (k) Town zoning ordinances enacted or amended under s. 60.61 or 60.62;
 (l) Shorelands or wetlands in shorelands zoning ordinances enacted or amended under s. 59.692, 61.351, 61.353, 62.231, or 62.233."

The Wisconsin Statutes also include some helpful definitions. Section 66.1001(1) (2m) defines "consistent with" to mean: "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan." In addition, Section 66.1001(1)(a) defines a "comprehensive plan" as "a guide to the physical, social, and economic development of a local governmental unit." Finally, Section 66.1001(2m)(i) states that "[t]he enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation."

The Meaning of Act 391

The affect of the consistency language added by Act 391 does not change the consistency requirement. As noted above, Section 66.1001(3) states that if a local government "enacts or amends" certain ordinances, those ordinances need to be consistent with the local governmental unit's comprehensive plan. The issuance of a conditional use permit is not the enactment or amendment of an ordinance. Section 66.1001(3) does not require that the issuance of a conditional use permit needs to be consistent with the comprehensive plan.

74

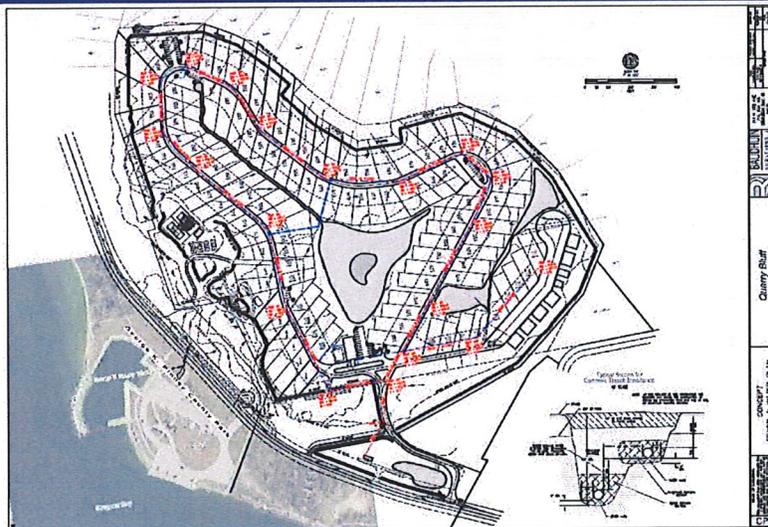
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Items Addressed

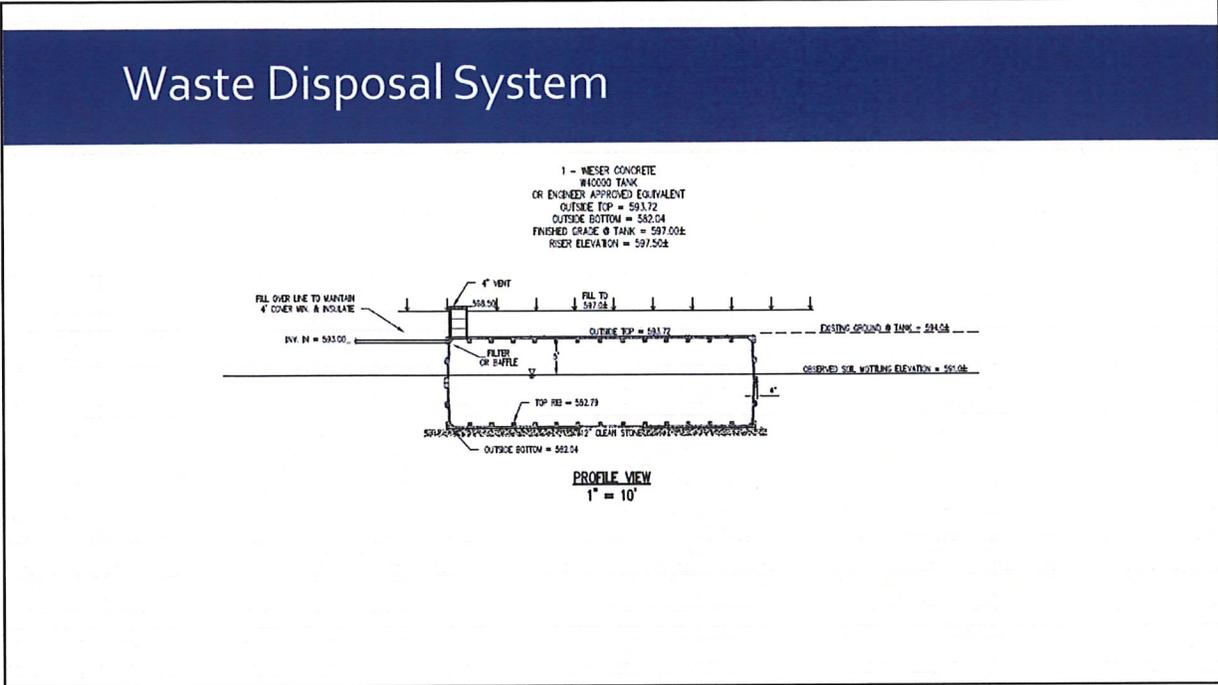
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Waste Disposal System



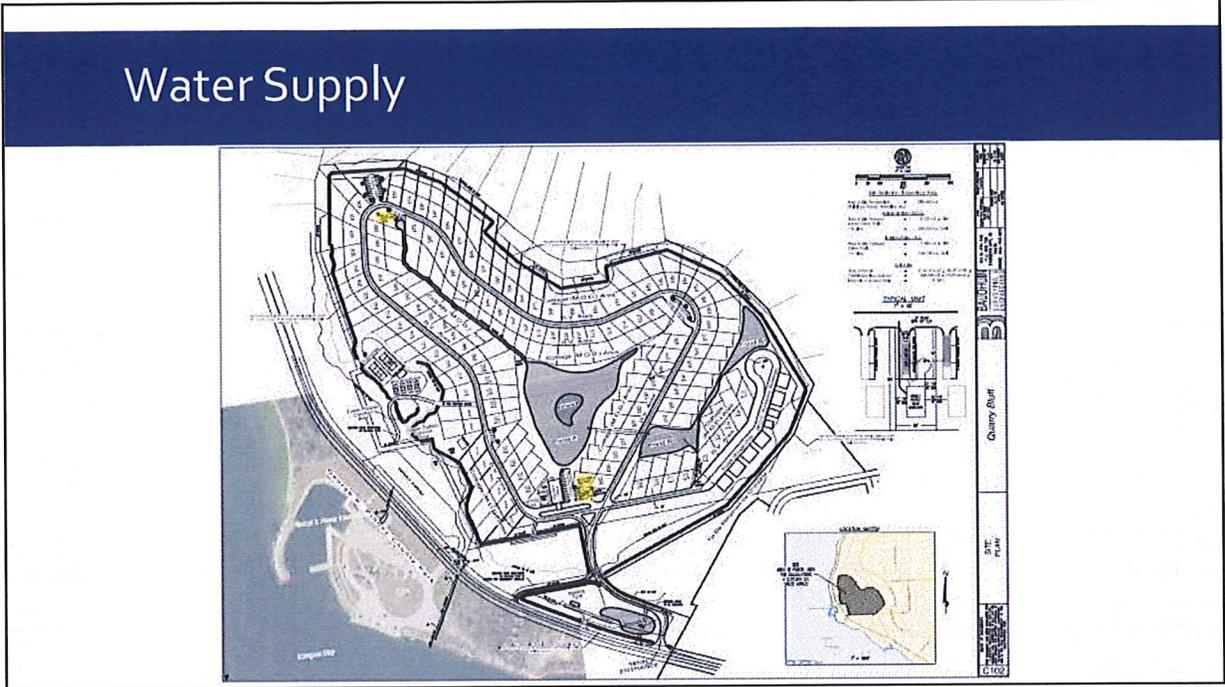
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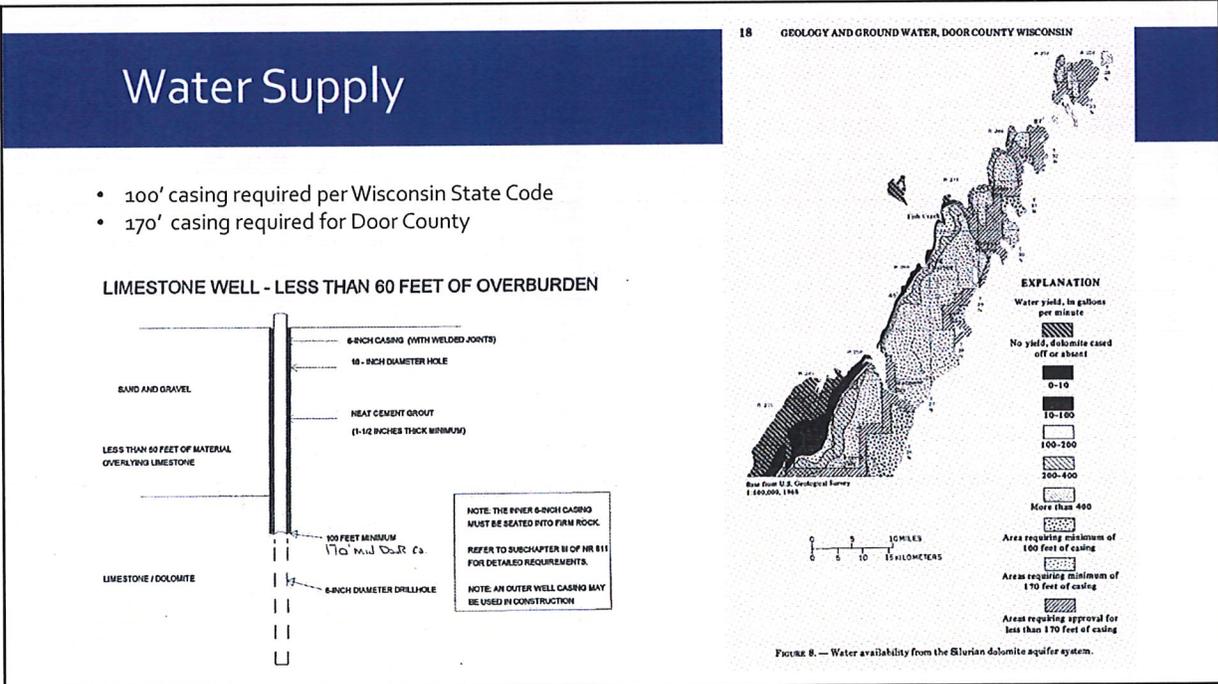
79

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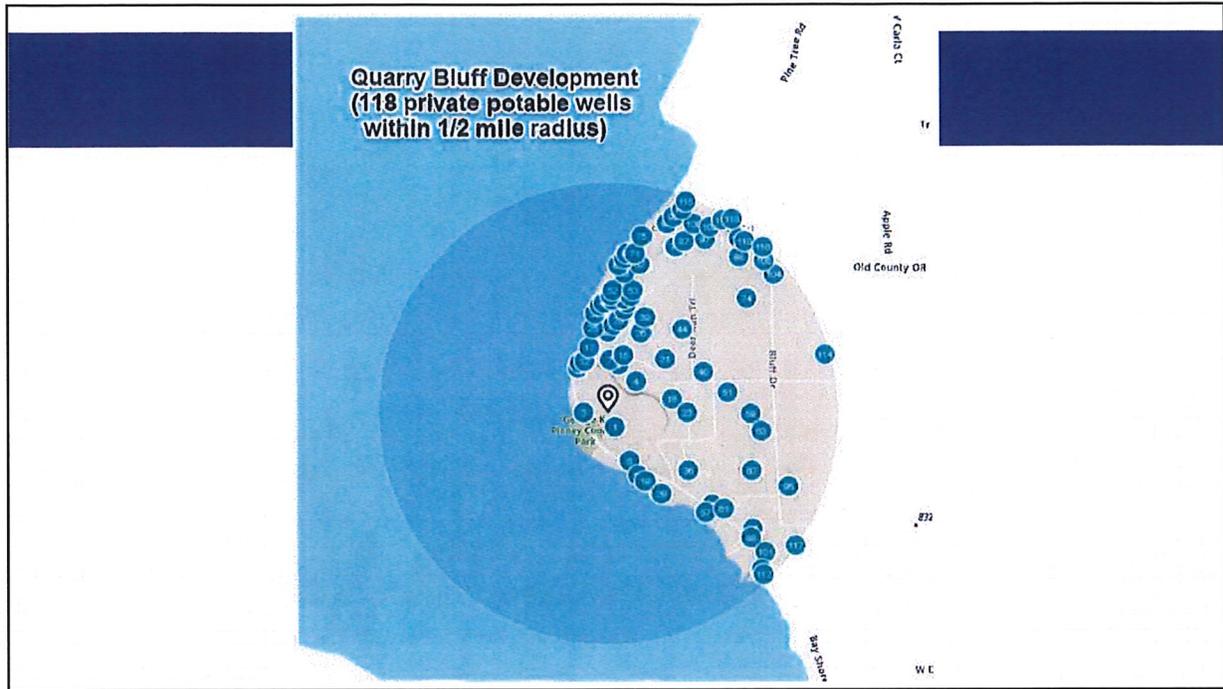
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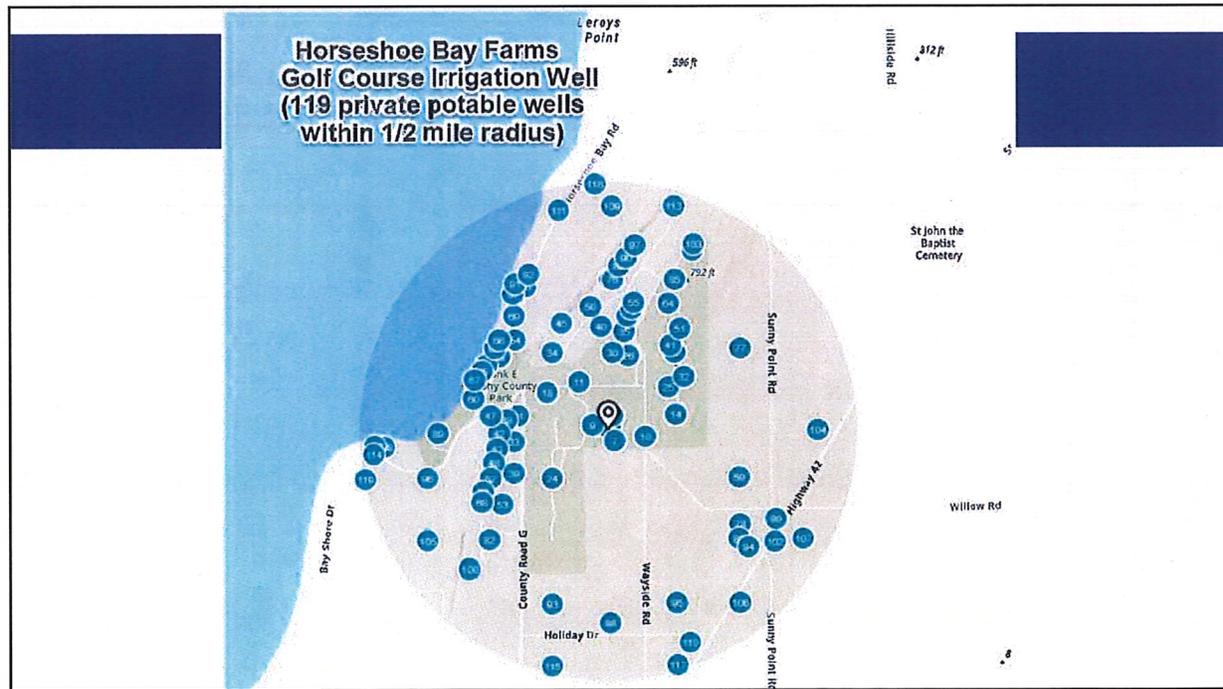
81



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83



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Euclide Well Drilling Inc.
 2496 Stone Rd
 Sturgeon Bay WI 54235
 Phone: 920-825-7575
 Fax: 920-825-7547
 Date: 11/26/2019

Pete Hurth
 Baudhuin Surveying and Engineering
 312 N. 5th Ave
 Sturgeon Bay, WI 54235

Re: Well Capacity -- Quarry Bluff Project

Pete,
 To follow-up on our conversation from several days ago, I went back through my records to review the amount of water generated from the wells we installed over the years in the area of the proposed project near Pinney Park. A vast majority of the wells generated over 100 gallons of water per minute, and I see no reason why the two proposed wells for the Quarry Project should not generate at a minimum of 100 gallons of water per minute. Also, as we discussed, knowing the depth that we would be drilling, and the aquifer that the new wells will be located in, there should not be any negative impact on the neighbor's wells.
 Please let me know if you have any other questions.
 Sincerely,
Mark Euclide
 Wisconsin Well Driller License #5905

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Water Supply

Pete Hurth

From: Cindy Euclide <cinmark122756@gmail.com>
Sent: Saturday, February 15, 2020 8:57 AM
To: Pete Hurth
Subject: GPM

Good Morning Peter,
 I just wanted let you know that I did a quick and by no means complete GPM tally on Horseshoe Bay Farms Golf Course and Condos and this is just a portion of what is being used out there, I came up with 968 GPM. Idlewild Golf Course draws 300gpm not including the condos or surrounding homes. The Orchards In Egg Harbor draws 275 GPM and StoneHedge Golf Course draws 200GPM. All this info is on the DNR website. Cherry hills wells are older so I didn't find anything. I don't know if this info is of any help to you but I wanted to give you examples of high gallon per minute usage.
 Thank You,
 Cindy

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Water Supply

Map
Printed 01/10/2020 courtesy of Door County Land Information Office

... from the Web Map of ...
(<http://www.co.door.wi.gov>)

Door County, Wisconsin
... for all seasons!

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Solid Waste Management



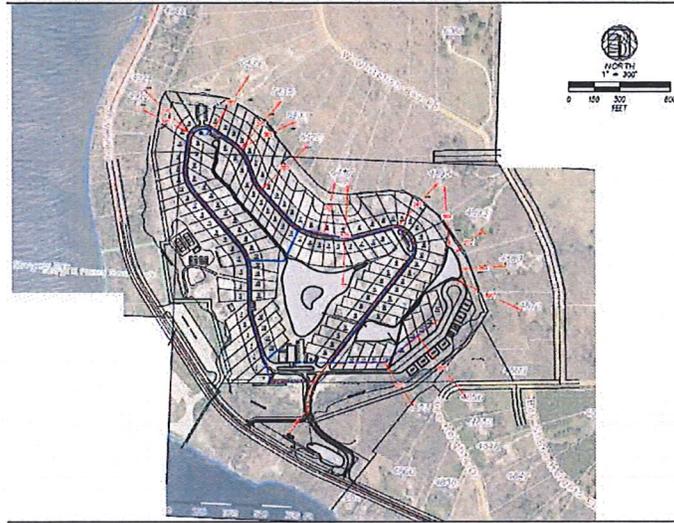
89

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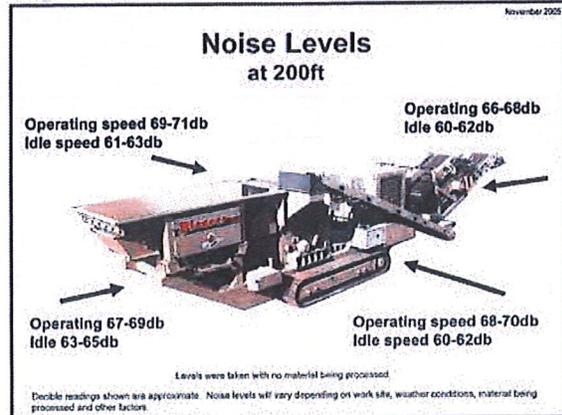
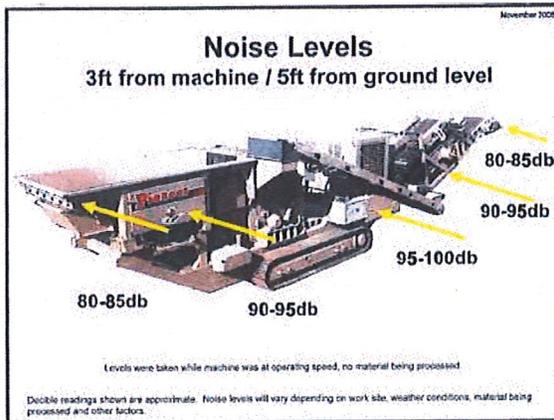
90

Noise, Odor, and Dust



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Noise, Odor, and Dust



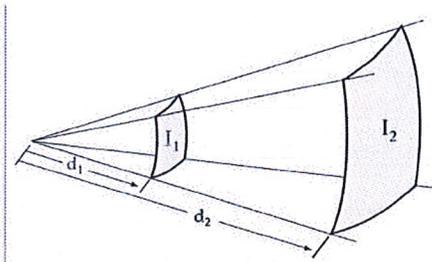
92

Noise, Odor, and Dust

Estimating Sound Levels With the Inverse Square Law

In the real world, the inverse square law is always an idealization because it assumes exactly equal sound propagation in all directions. If there are reflective surfaces in the sound field, then reflected sounds will add to the directed sound and you will get more sound at a field location than the inverse square law predicts. If there are barriers between the source and the point of measurement, you may get less than the inverse square law predicts. Nevertheless, the inverse square law is the logical first estimate of the sound you would get at a distant point in a reasonably open area.

If you measure a sound level $I_1 = 100$ dB
at distance $d_1 = 0.3048$ m = 1 ft
 $\frac{I_2}{I_1} = \left[\frac{d_1}{d_2} \right]^2$ then at distance $d_2 = 121.92$ m = 400 ft
the inverse square law predicts a sound level
 $I_2 = 47.9588001$ dB



You can explore numerically to confirm that doubling the distance drops the intensity by about 6 dB and that 10 times the distance drops the intensity by 20 dB.

93

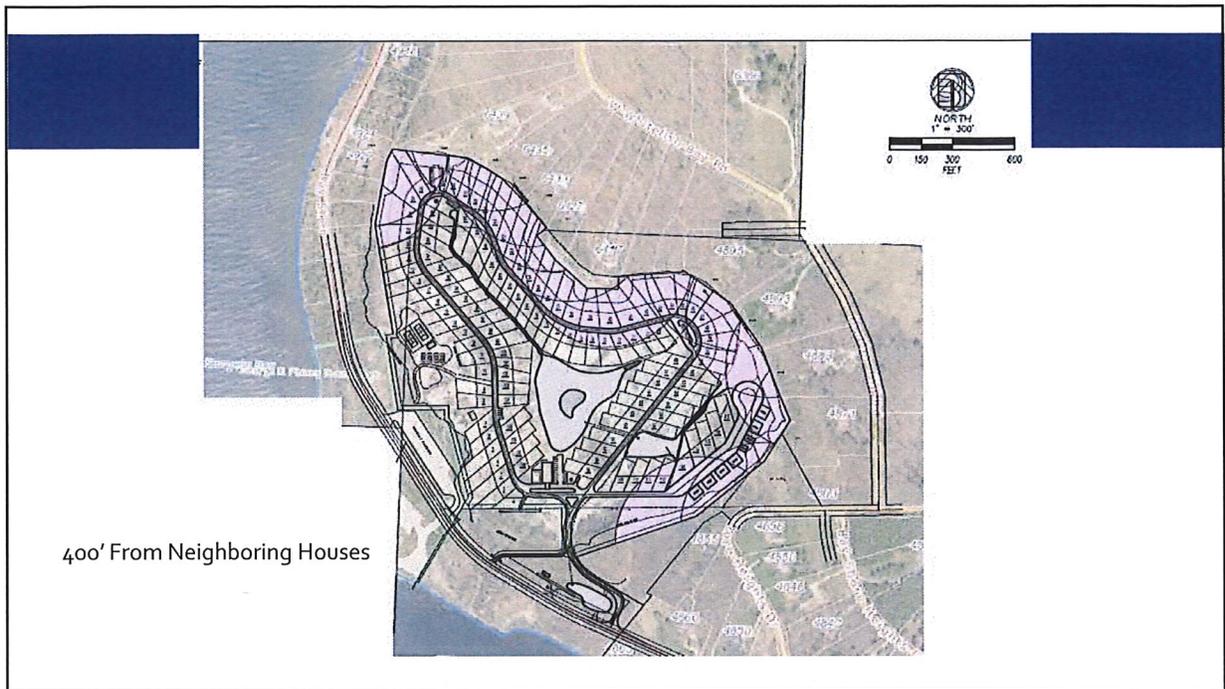
Noise, Odor, and Dust

Decibel Level Comparison Chart

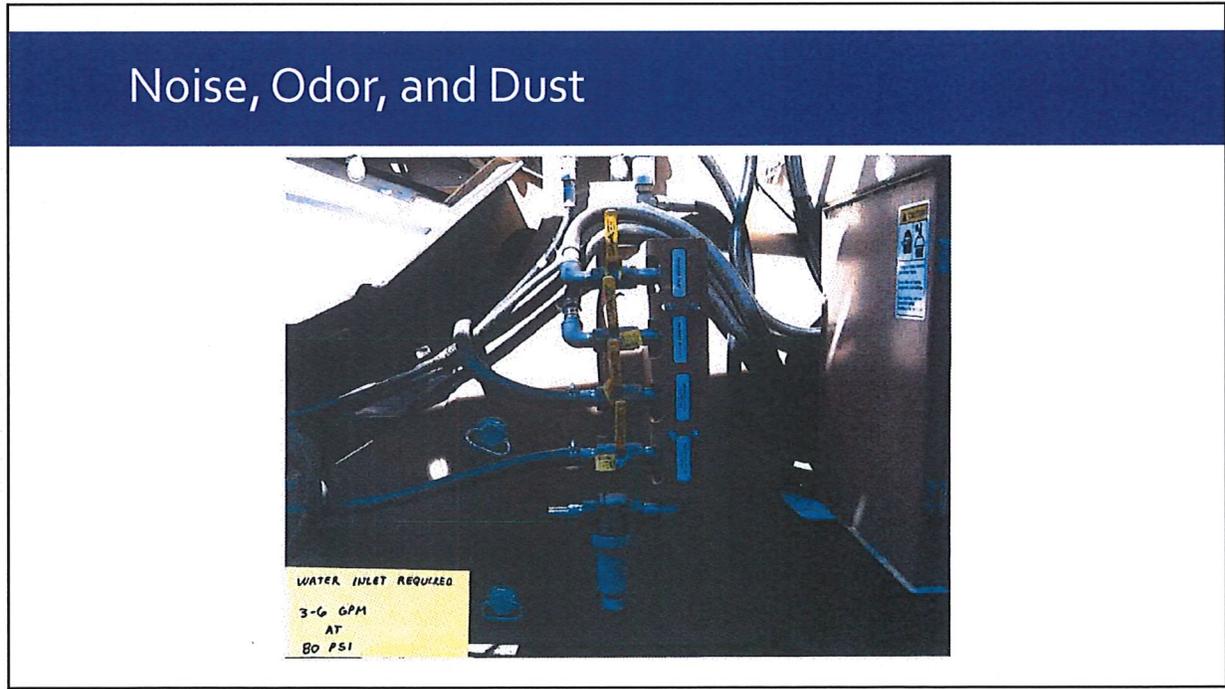
Environmental Noise	dB(A)
Jet engine at 100'	140
	125
Pain Begins	
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
Level at which sustained exposure may result in hearing loss	80-90
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

dB(A) = Decibels, A weighted

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Items Addressed



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Safe Access

Driveway 1

Traveling South

- Max SSD = 372 ft
- Max Design Speed = 45 mph

Traveling North

- Max SSD = 822 ft
- Max. Design Speed = 65 mph

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Safe Access – Driveway 1

Traveling South

Traveling North

100

Safe Access

Driveway 2

Traveling South

- Max SSD = 520 ft
- Max Design Speed = 55 mph

Traveling North

- Max SSD = >800 ft
- Max. Design Speed = 65 mph

101

Safe Access – Driveway 2

Traveling South

Traveling North

102

Safe Access

Driveway 3

Traveling South

- Max SSD = 728 ft
- Max Design Speed = 65 mph

Traveling North

- Max SSD = >800 ft
- Max. Design Speed = 65 mph

The diagram is a technical engineering plan view of Driveway 3. It shows a road layout with stationing markers (e.g., 1+00, 2+00, 3+00, 4+00, 5+00, 6+00, 7+00, 8+00, 9+00, 10+00, 11+00, 12+00, 13+00, 14+00, 15+00, 16+00, 17+00, 18+00, 19+00, 20+00, 21+00, 22+00, 23+00, 24+00, 25+00, 26+00, 27+00, 28+00, 29+00, 30+00, 31+00, 32+00, 33+00, 34+00, 35+00, 36+00, 37+00, 38+00, 39+00, 40+00, 41+00, 42+00, 43+00, 44+00, 45+00, 46+00, 47+00, 48+00, 49+00, 50+00, 51+00, 52+00, 53+00, 54+00, 55+00, 56+00, 57+00, 58+00, 59+00, 60+00, 61+00, 62+00, 63+00, 64+00, 65+00, 66+00, 67+00, 68+00, 69+00, 70+00, 71+00, 72+00, 73+00, 74+00, 75+00, 76+00, 77+00, 78+00, 79+00, 80+00, 81+00, 82+00, 83+00, 84+00, 85+00, 86+00, 87+00, 88+00, 89+00, 90+00, 91+00, 92+00, 93+00, 94+00, 95+00, 96+00, 97+00, 98+00, 99+00, 100+00). A pond is located near station 10+00. The drawing includes a north arrow, a scale bar (0 to 200 feet), and a title block with the text 'ENTRANCE PLAN DRIVE 3' and 'CHERRY BLUFF'. A legend in the bottom left corner provides details for the drawing.

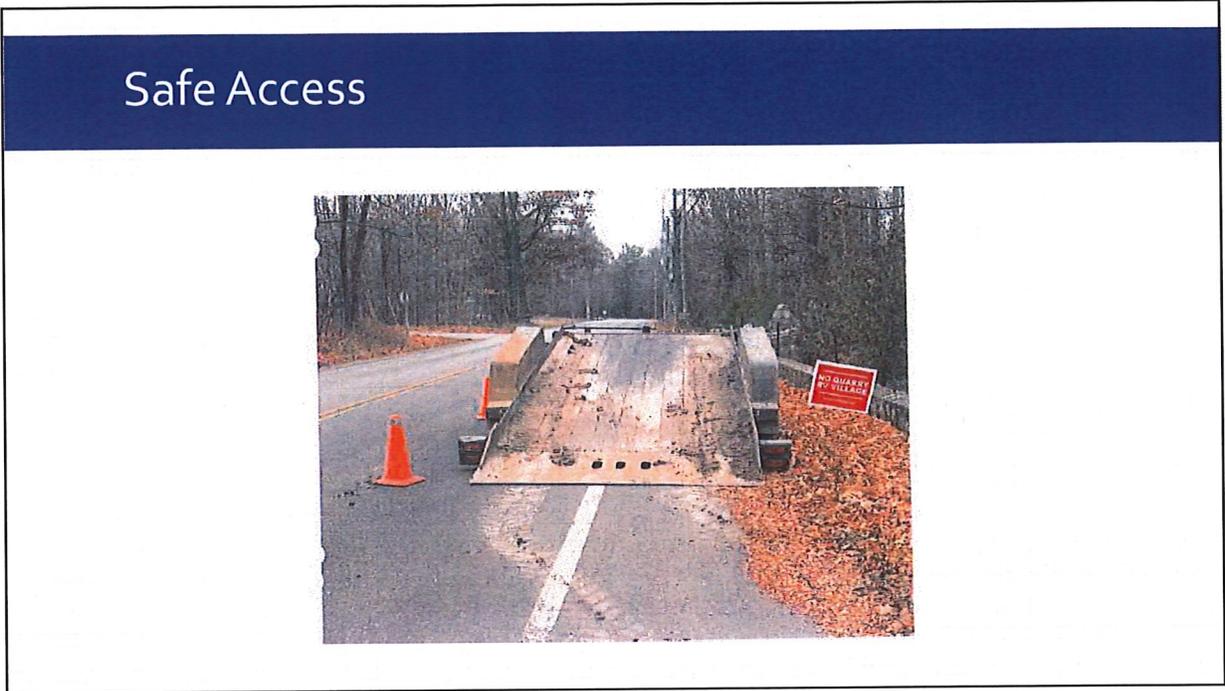
103

Safe Access – Driveway 3

Traveling South

Traveling North

104



105



106

Safe Access

Bluff Ct. — 10.5% Slope



W. Dunn Rd. — 10% Slope

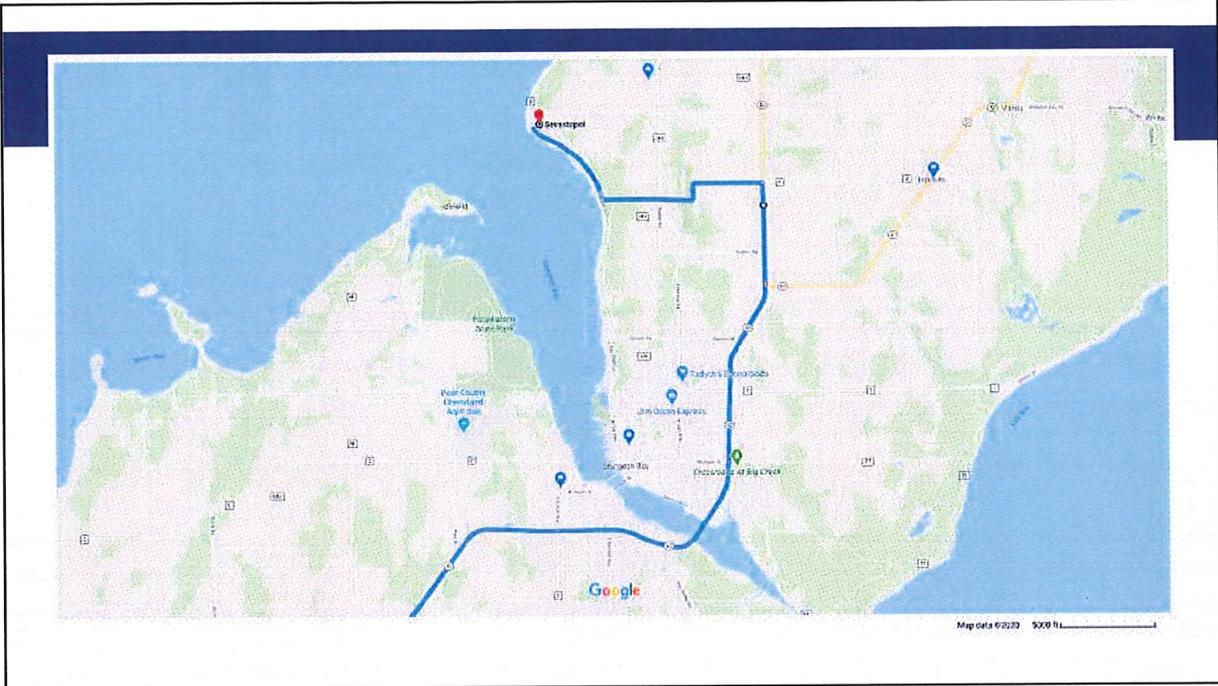


107

Items Addressed

1. Property Values
2. Similar Uses
3. Consistent with Door County Comprehensive and Farmland Preservation Plan
4. Waste Disposal System
5. Water Supply
6. Solid Waste Management
7. Noise, Odor, Dust, and Construction Management
8. Safe Access
9. **Traffic Flow**

108

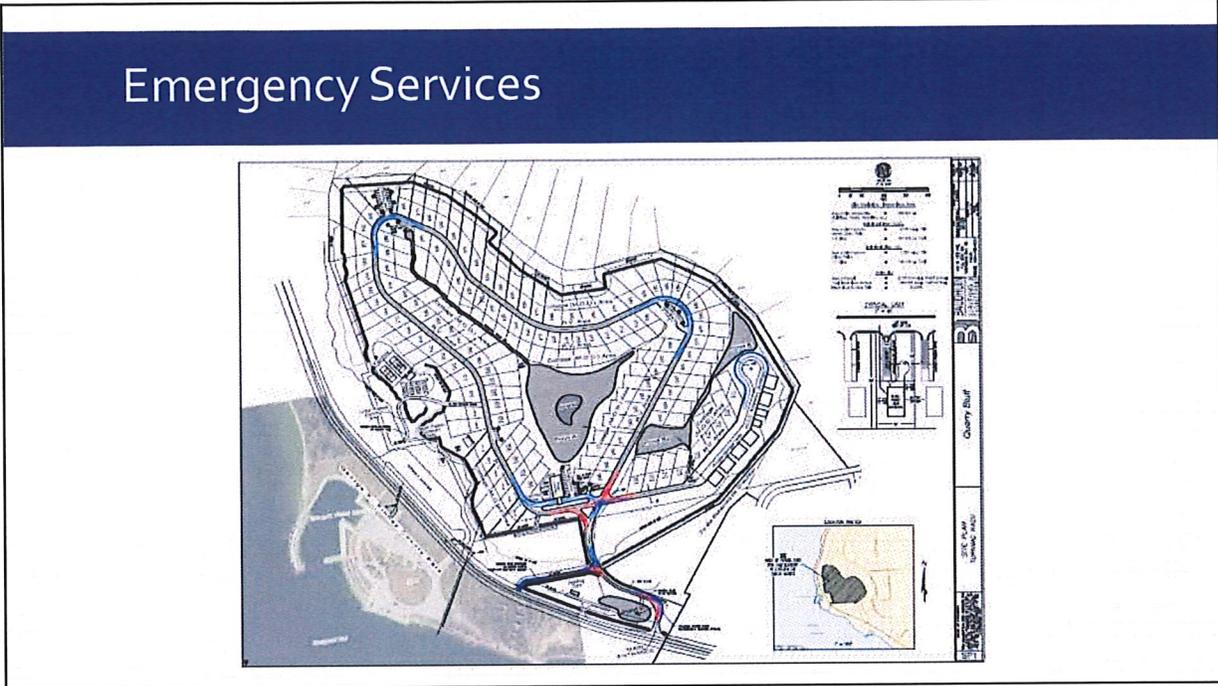


109

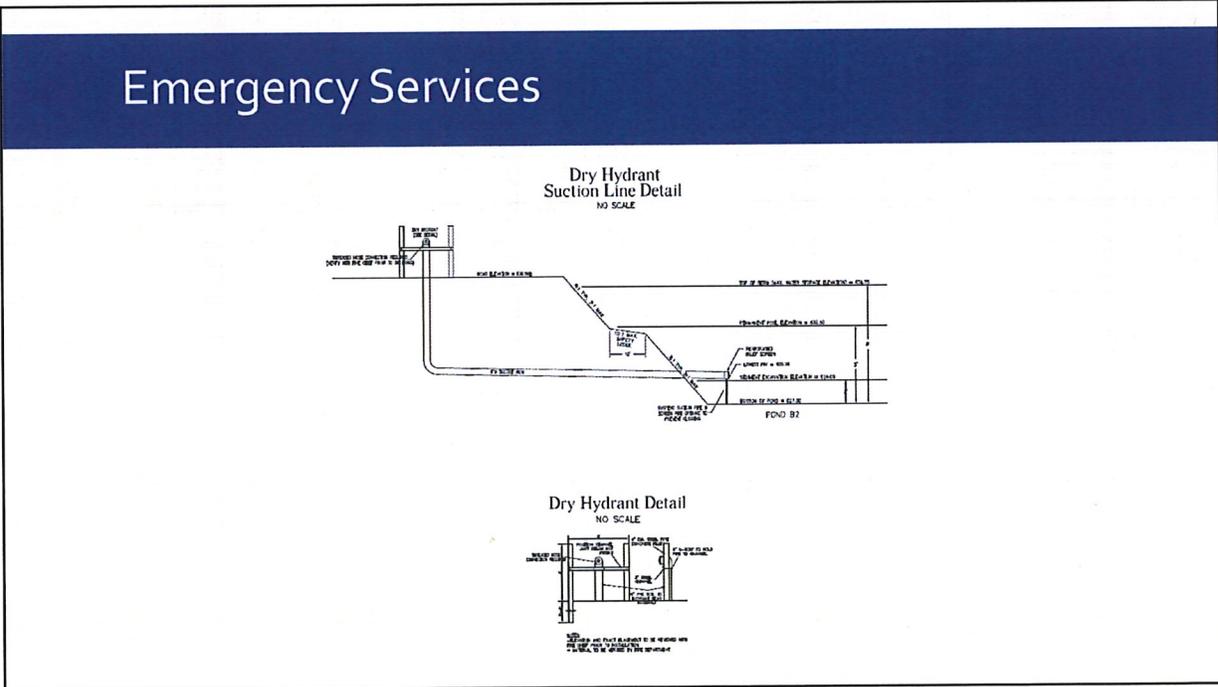
Items Addressed

- 10. **Emergency Services**
- 11. Storm Water Management
- 12. Neighborhood Building Comparison
- 13. Excessive Light
- 14. Natural Character
- 15. Financial Assurance
- 16. Potential Conditions
- 17. Public Health, Safety, and General Welfare
- 18. Additional Items

110



111

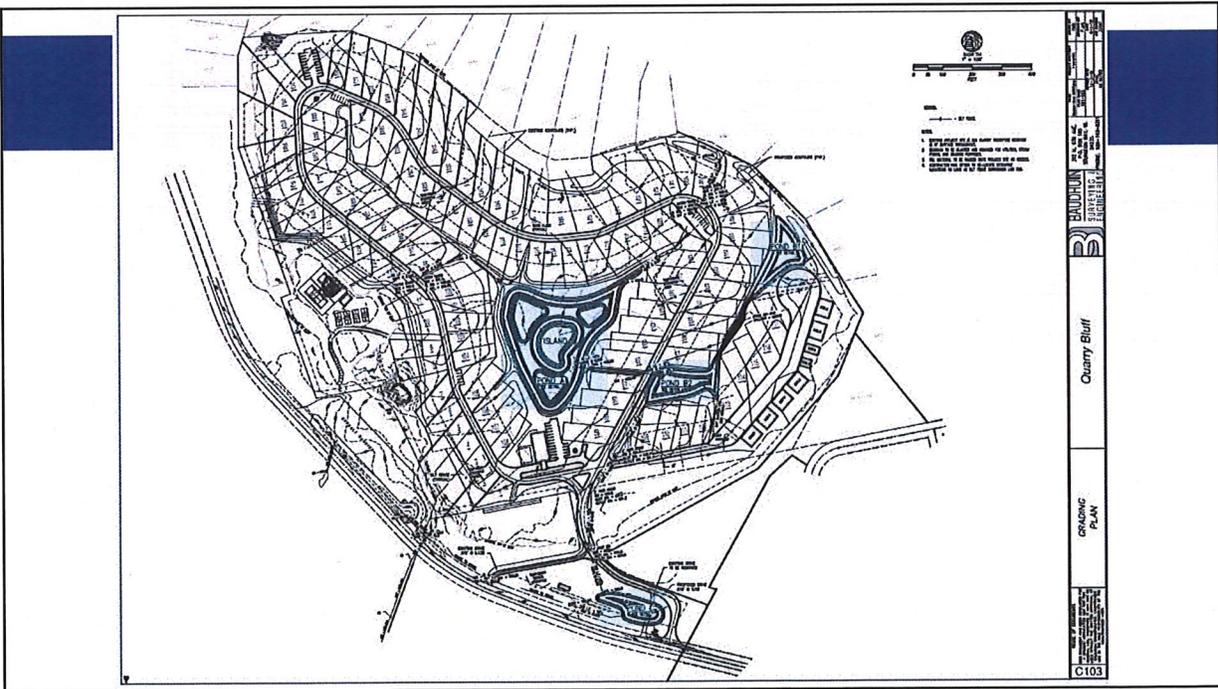


112

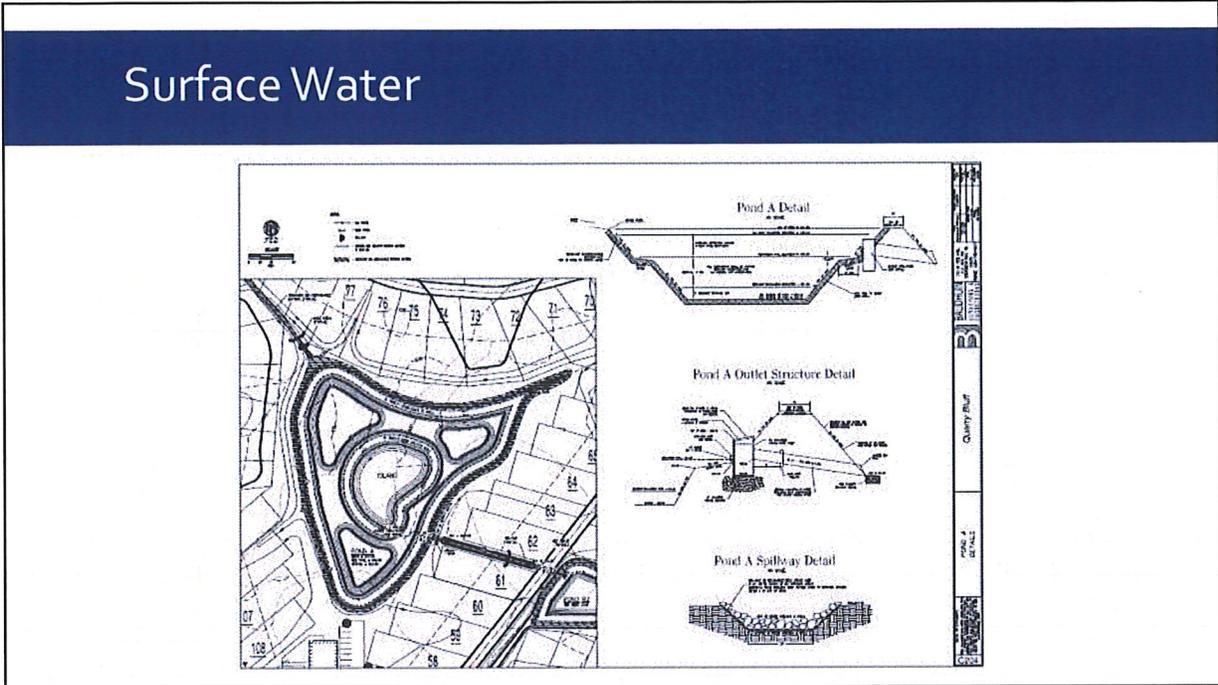
Items Addressed

10. Emergency Services
- 11. Storm Water Management**
12. Neighborhood Building Comparison
13. Excessive Light
14. Natural Character
15. Financial Assurance
16. Potential Conditions
17. Public Health, Safety, and General Welfare
18. Additional Items

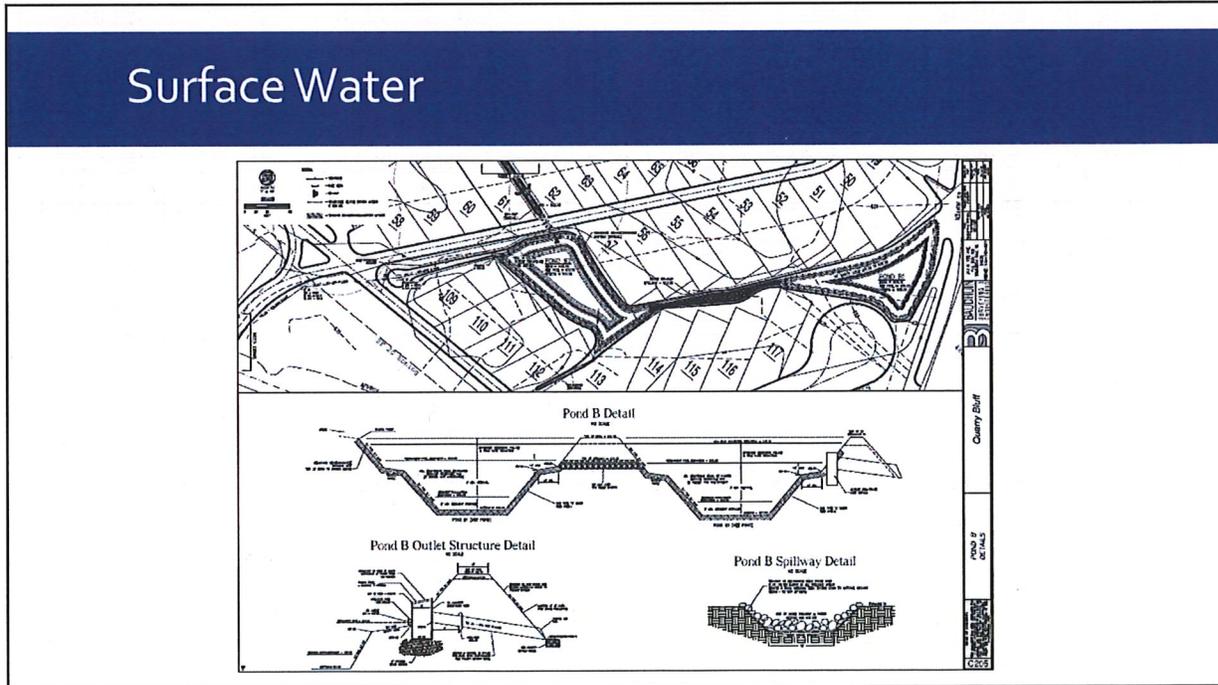
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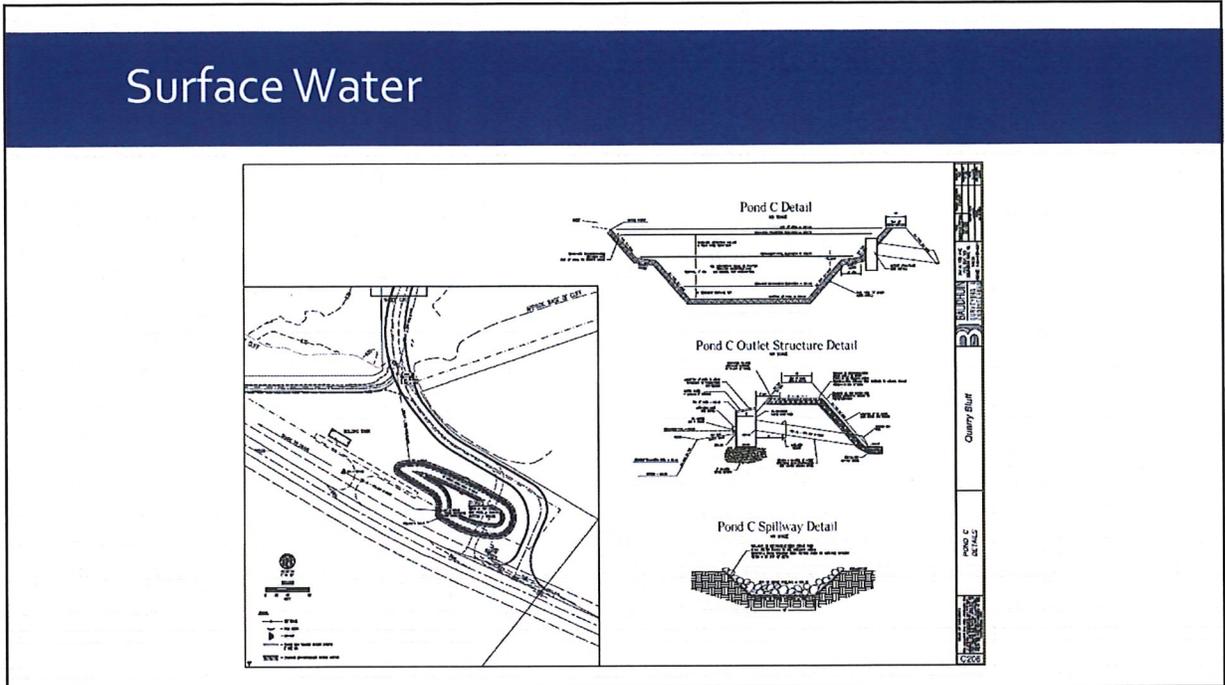
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115



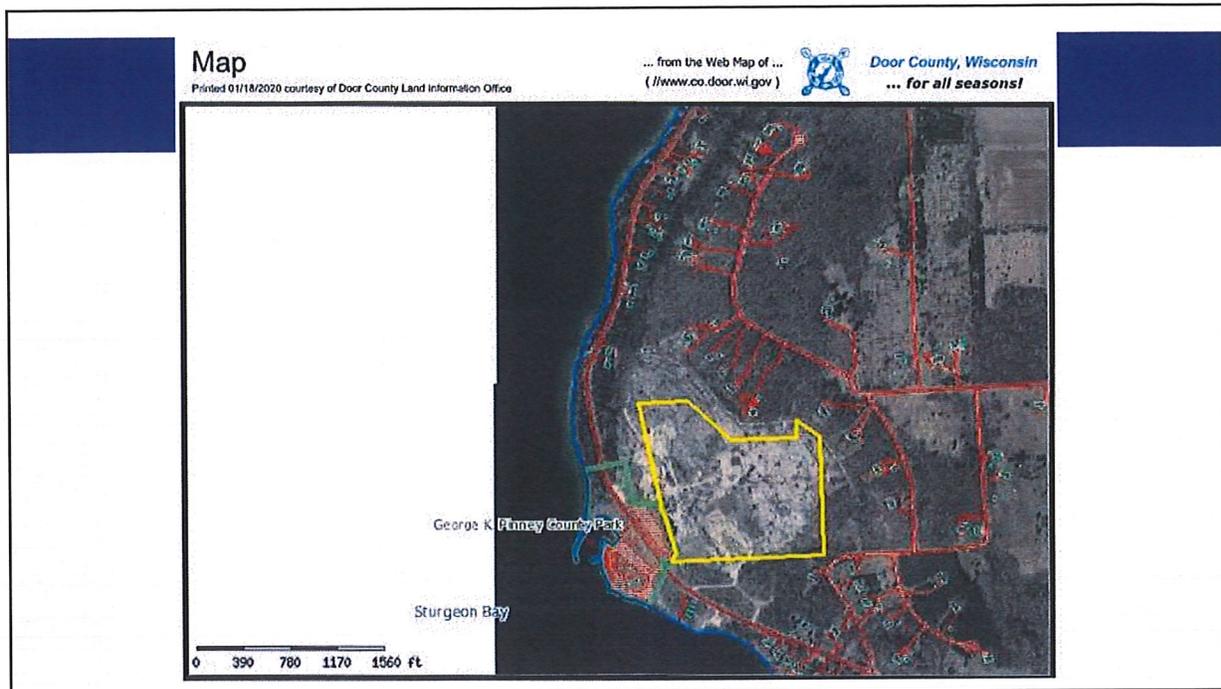
116



117



118

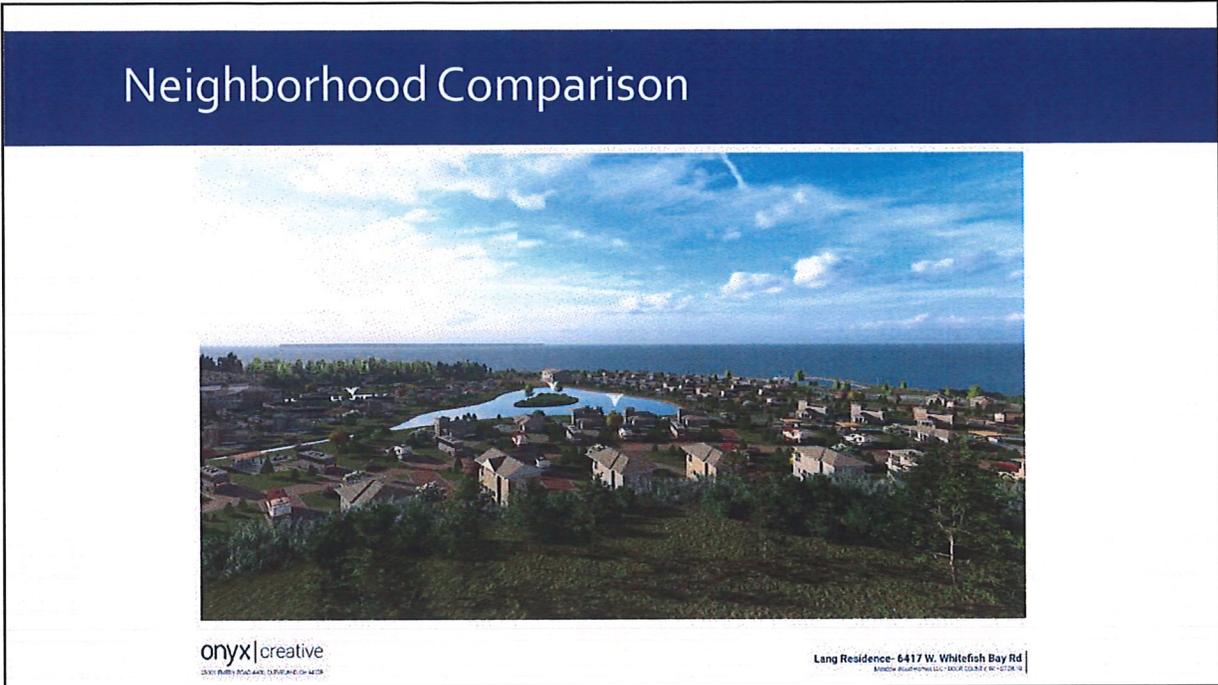


119

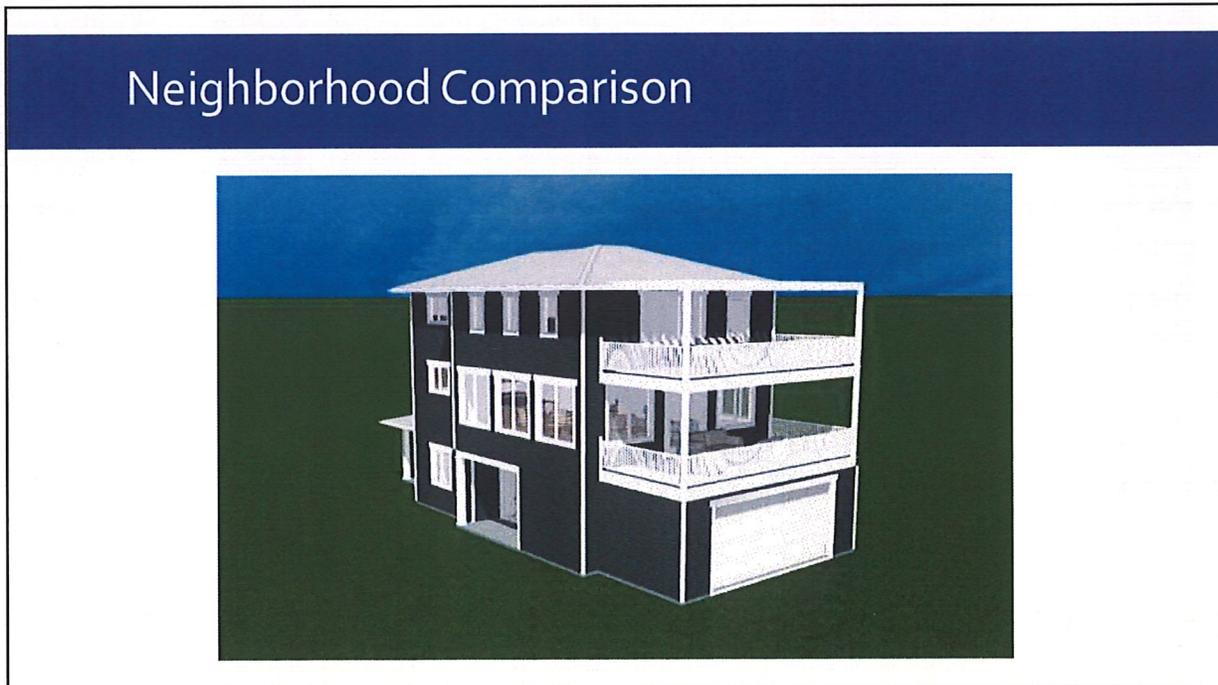
Items Addressed

- 10. Emergency Services
- 11. Storm Water Management
- 12. **Neighborhood Building Comparison**
- 13. Excessive Light
- 14. Natural Character
- 15. Financial Assurance
- 16. Potential Conditions
- 17. Public Health, Safety, and General Welfare
- 18. Additional Items

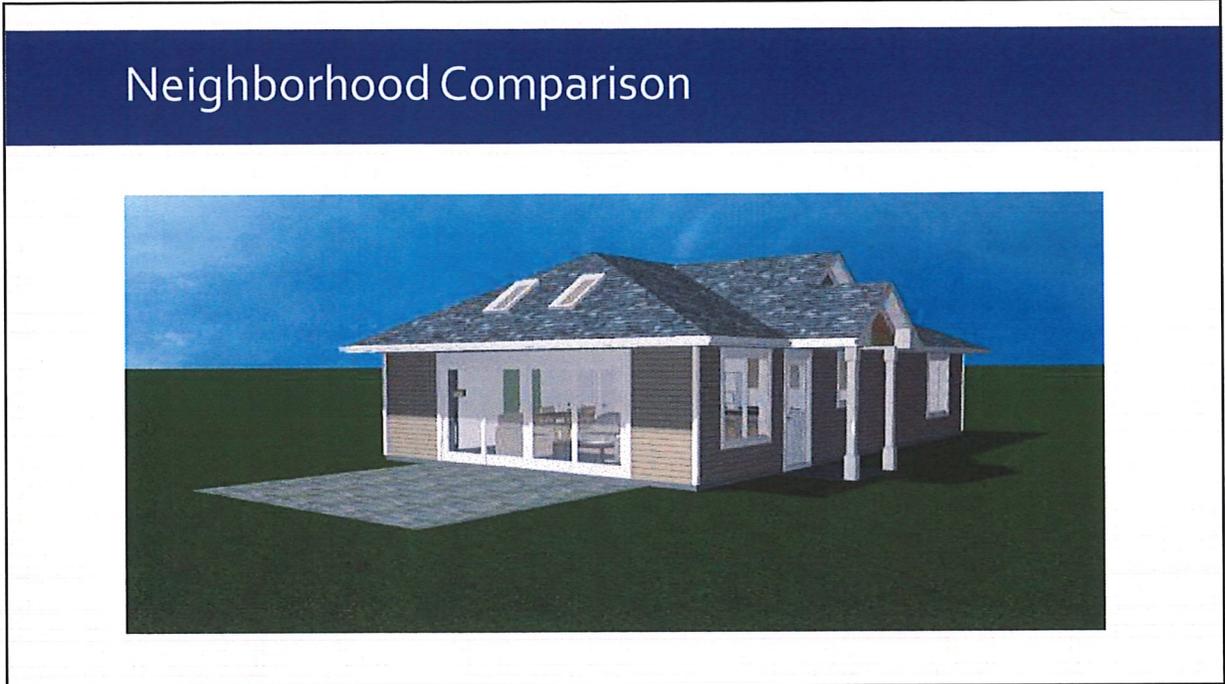
120



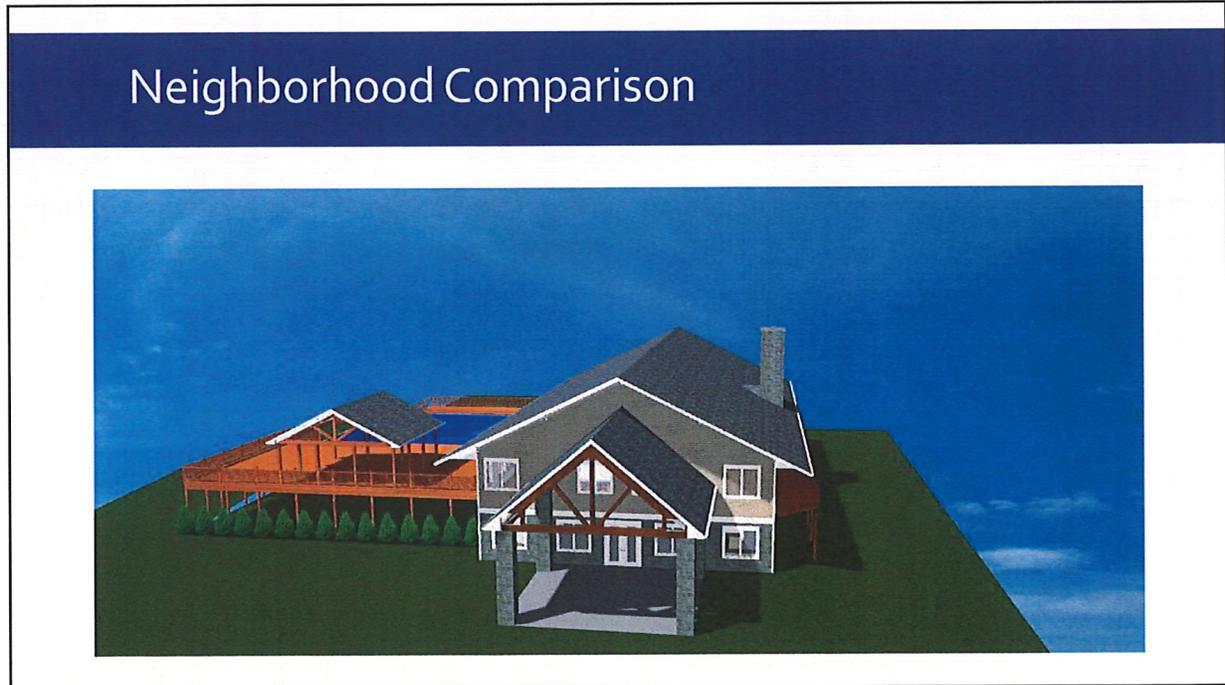
121



122



123



124

Items Addressed

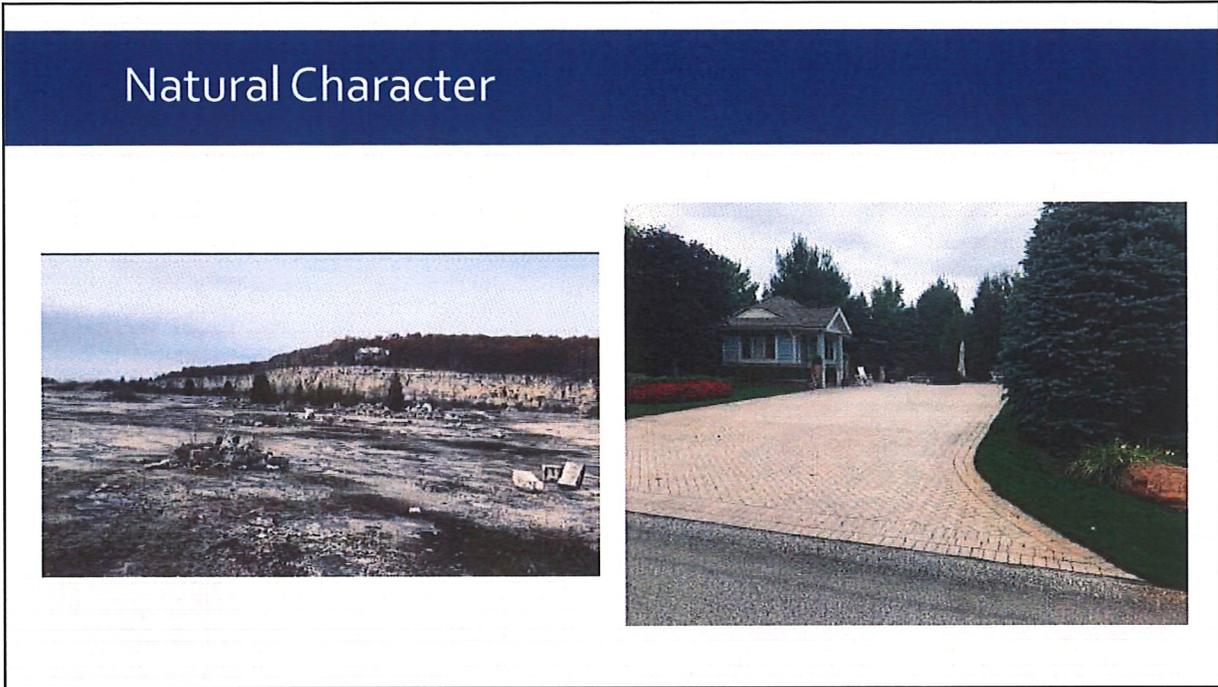
- 10. Emergency Services
- 11. Storm Water Management
- 12. Neighborhood Building Comparison
- 13. Excessive Light**
- 14. Natural Character
- 15. Financial Assurance
- 16. Potential Conditions
- 17. Public Health, Safety, and General Welfare
- 18. Additional Items

125

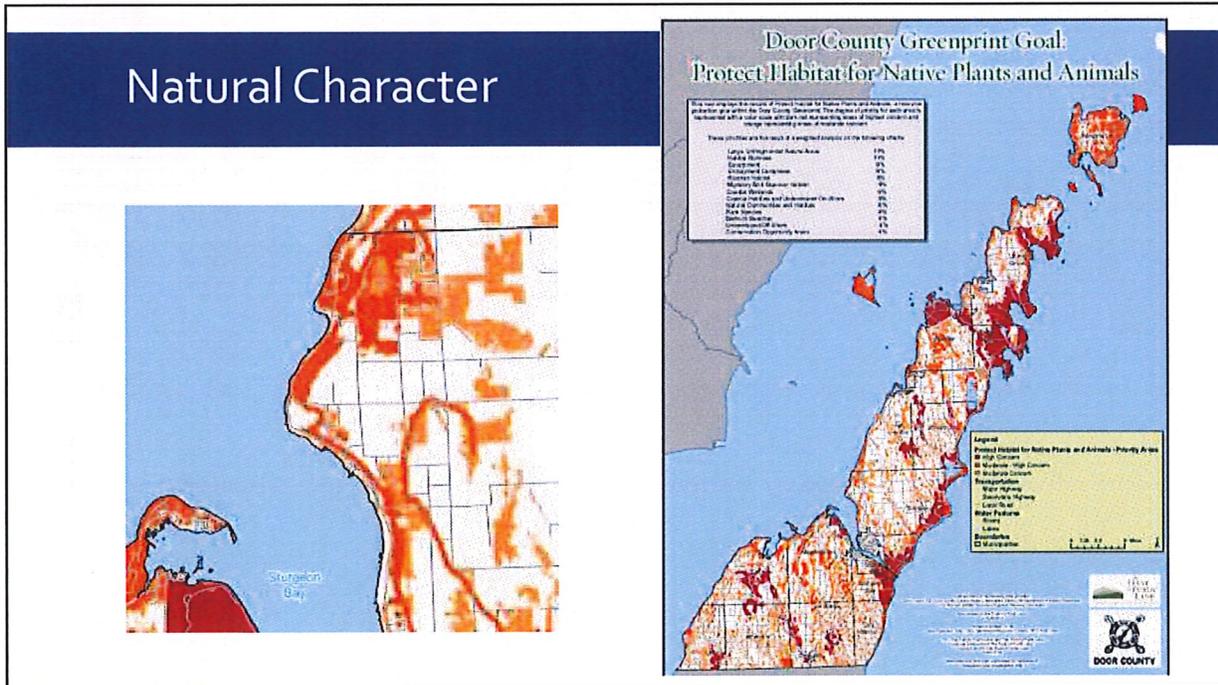
Items Addressed

- 10. Emergency Services
- 11. Storm Water Management
- 12. Neighborhood Building Comparison
- 13. Excessive Light
- 14. Natural Character**
- 15. Financial Assurance
- 16. Potential Conditions
- 17. Public Health, Safety, and General Welfare
- 18. Additional Items

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Items Addressed

- 10. Emergency Services
- 11. Storm Water Management
- 12. Neighborhood Building Comparison
- 13. Excessive Light
- 14. Natural Character
- 15. Financial Assurance**
- 16. Potential Conditions
- 17. Public Health, Safety, and General Welfare
- 18. Additional Items

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Items Addressed

- 10. Emergency Services
- 11. Storm Water Management
- 12. Neighborhood Building Comparison
- 13. Excessive Light
- 14. Natural Character
- 15. Financial Assurance
- 16. Potential Conditions**
- 17. Public Health, Safety, and General Welfare
- 18. Additional Items

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Potential Conditions

- Obtain DNR land disturbance permit
- Obtain DNR Chapter 30 permit
- Obtain DNR well permits
- Obtain DSPS sewer, water main, and holding tank permits
- Obtain Door County driveway permit
- Quiet hours after 10 pm
- Dark Sky compliant downlit lighting
- Landscape buffers in accordance with Door County Ordinance
- Provide safety barrier along edge of wall

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Items Addressed

10. Emergency Services
11. Storm Water Management
12. Neighborhood Building Comparison
13. Excessive Light
14. Natural Character
15. Financial Assurance
16. Potential Conditions
17. **Public Health, Safety, and General Welfare**
18. Additional Items

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Public Health, Safety, and General Welfare

(5) Basis of approval or denial.

(a) The Resource Planning Committee shall review each conditional use permit application for compliance with all requirements applicable to that specific use and to all other relevant provisions of this Ordinance. ~~The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence. In approving conditional uses, the Resource Planning Committee also shall determine that the proposed use at the proposed location will not be contrary to the public interest and will not be detrimental or injurious to the public health, public safety, or character of the surrounding area.~~

*From Door County Zoning Ordinance Text Amendments,
Due to 2017 Wisconsin Act 67*

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Items Addressed

10. Emergency Services
11. Storm Water Management
12. Neighborhood Building Comparison
13. Excessive Light
14. Natural Character
15. Financial Assurance
16. Potential Conditions
17. Public Health, Safety, and General Welfare
18. **Additional Items**

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Tom Goelz

<tom.goelz@gmail.com>

Dennis Kaiser

hearthside grove

2 messages

Supervisor

Thu, Feb 20, 2020 at

<supervisor@bearcreektownship.com>

11:01 AM

To: "tom.goelz@gmail.com" <tom.goelz@gmail.com>

Tom,

The true cash value of the
Hearthside Grove
development as of 12/31/19
was 72,374,000.

Thanks,

Denny

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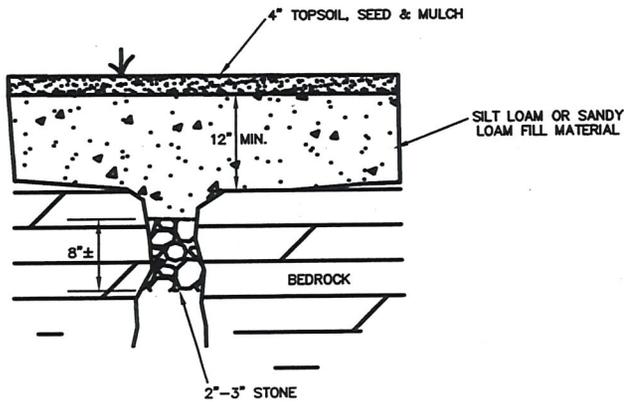
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

ROCK HOLE/CREVICE PATCH OPTIONS

Option #1

NON-POND AREAS
NO SCALE

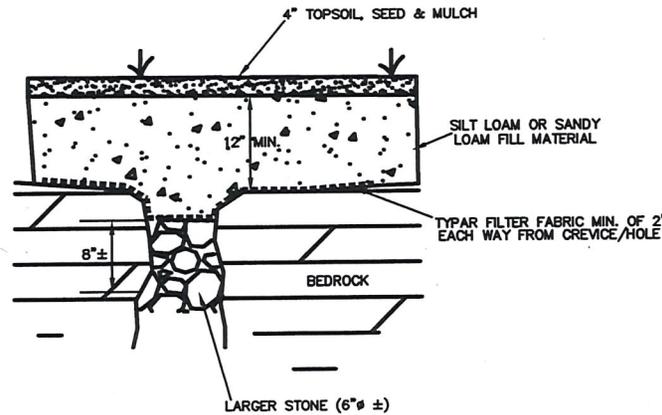
(IF HOLE/CREVICE IS LESS THAN 4" WIDE)



Option #2

NON-POND AREAS
NO SCALE

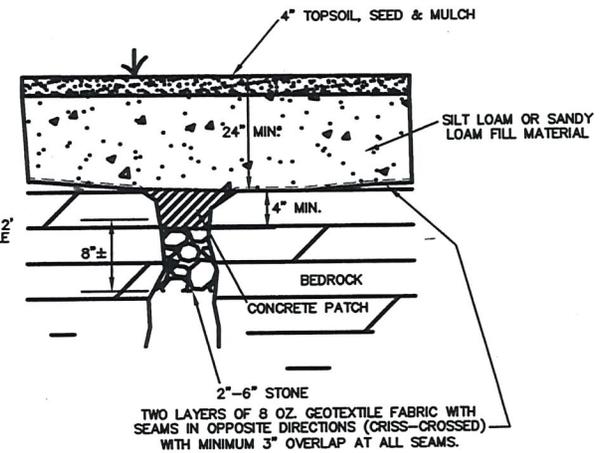
(IF HOLE/CREVICE IS GREATER THAN 4" WIDE)



NOTE: STONE INFILL MAY BE REPLACED WITH CONCRETE THROUGHOUT PROJECT.

Option #3

TO BE USED IN POND AREAS
NO SCALE



Archive

Max Bales 18226/241-C-DET

Potential Conditions

- Obtain DNR land disturbance permit (which includes the geology study)
- County approved stormwater management plan
- Obtain DNR Chapter 30 permit
- Obtain DNR well permits
- Obtain DSPS sewer, water main, and holding tank permits
- Obtain Door County driveway permit
- Quiet hours after 10 pm
- Dark Sky compliant downlit lighting
- Landscape buffers in accordance with Door County Ordinance
- Provide safety barrier along edge of wall
- Home footprints not to exceed 1200 ft² per lot
- Require blasting contractor to carry a minimum \$5 million umbrella
- Contractor insurance certificates to be provided to county
- Require blasting/crushing contractor to follow OSHA / MSHAW regulations regarding dust control
- Develop a spill prevention and response plan per Section NR 151.11(6m)(c)4 (included in DNR land disturbance permit requirement)
- To be completed within 8 months of project start:
 - Blasting for mass site works
 - Crushing and screening
 - Main line utility work
 - Mass site grading
- Right turn lane into project
- Suggested route to limit RV traffic on County Hwy B on website
- Imported topsoil to be tested per regulating agencies
- Meet county landscape screening requirement
- Dry hydrant
- Operational rules / regulations to be approved by county zoning administrator
- CLASS "A" ONLY
- FINAL HOLDING TANK SIZE PER SANITARIAN

Dreutzer and Quarry property Door County History

Blaine (Boon) and Margaret (Peggy) Dreutzer purchased the Lathem Smith Quarry property in 1992. The following gives historical perspective to that purchase and it's current proposed development.

The Dreutzer family has lived on what became Bay Shore drive since the 1800's. The Dreutzer family property was a farm and one of the early cherry orchards north of Sturgeon Bay. Cedric Dreutzer (Blaine's father) took over managing the farm at age 19 when his father died. Blaine purchased a waterfront cottage from his mother in the 1960's. Our children grew up in that cottage.

Boon was a quiet, gentleman with a great sense of humor. He loved Door County with it's fishing, hunting and boating (which meant anything that could float in the water). He envisioned enabling others to enjoy the amenities of Door County. He was also an excellent writer. I wish he was here to help me write this.

Boon was an entrepreneurial builder and property developer. The Quarry property became available for purchase. It included some waterfront land straddling the county park, wooded bluff areas and 57 areas of open stone quarry. He had many ideas of what could be done with this large piece of land in Sevastopol to enhance our local economy. His plan had three phases: 1. Waterfront homes, 2. Homes on the bluff above the quarry, 3. the stone quarry. He reasoned that most of the county only had 2 inches of soil so we'd be able to do something with the stone quarry. Fortunately a local bank shared our vision of developing prime waterfront and water view properties so many new residents could enjoy the amenities of Door County. We took the risk to mortgage everything we owned and they provided a high interest loan of funds required to purchase and develop the quarry property.

There was no electricity beyond the park at that time. Our first step was to extend utilities and a road to the lots on the bluff above the quarry so people could build homes there. Lots were sold to pay for the purchase, real estate taxes, development costs and to pay principal and interest on the loans. As early lot sales proceeded, Blain proceeded with phase 3 planning. We hired an architect to brainstorm and layout commercial/recreational developments that the zoning permitted. These included a golf course, or a hotel and restaurant complex, or a resort, or a condo development.

When the county planned to expand it's waterfront park into a safe harbor and boat ramp, Parks Director George Pinney approached us about obtaining some quarry stone and land adjacent to the park We gladly donated stone and some land for this purpose. George expressed interested in more land, specifically quarry waterfront land. We wanted to sell the waterfront along with the stone

~~Blaine Dreutzer~~

quarry as a package. George did not want the stone portion and settled for the donated land and ability to take rock from the quarry for the park project. Later, the county purchased 300 feet of waterfront which was owned in common by the then owners of the quarry bluff lots. Each of whom was paid their share of the proceeds.

Our family has owned the quarry for nearly 30 years. Even though posted, the stone quarry has been used by many people who act as if they own it by stealing stones, hiking, hunting, partying there, and dumping junk there. We, the owners, have had to pay the real estate taxes, liability insurance, and clean up the junk and debris discarded there. If people did this to/on your property what would you do?

In 2007 an ill Boon did not have the energy nor expertise to develop the quarry per his phase 3 plan. That's when we met Tom Goelz. Tom had developed several impressive and successful luxury condo developments in Door County. He had a great reputation with local builders and real estate professionals.

We are delighted that Tom and his partner Mike Parent have come up with a best use of the quarry property that has the potential to add significantly to Door County's economy and tax rolls. They have spent more than a year and significant resources to present a plan for a luxury development that meets or exceeds all legal code requirements.

Unfortunately Boon did not survive to see his dream fulfilled and to enable many new residents to share the beauty of the water views and convenient location to the many activities and wonders of Door County...as he did with the many fortunate people who settled on the quarry bluff. As this dream unfolds many more will be able to share the wonders of Door County.

Margaret Dreutzer Turk

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LAND USE SERVICES DEPARTMENT

Presentation To The Regional Planning Committee

February 20, 2020

Allen Koenig

5803 Bluff Ledge Rd, Sturgeon Bay

In my January 14th presentation to the Sevastopol Planning Committee, I provided several examples of the threat to property values as experienced by owners of property near the Latham Smith Quarry. I also indicated I felt this was only the beginning of the fallout that would occur should the Quarry RV Village proposal be approved.

At the same time, the Applicants provided a survey of Realtors, working in locations where other Class A RV resort developments had been established. They had selected RV parks in Michigan, North Carolina, and Alabama, contending these projects were similar to their proposed project at Latham Smith Quarry. They reported the Realtors in these locations felt that the was "No evidence that the project will negatively impact surrounding single-family property values".

Upon close examination, and as outlined in the Challenge To Quarry Bluff LLC's Conditional Use Permit Application, it was discovered that none of these three locations are comparable to the quarry location. This is due to the fact that they are all located in sparsely populated areas, and/or outside city limits, surrounded by either light industry, agriculture, or forest preserves. These sites are not at all similar to the residential density that exists in the vicinity of the Latham Smith Quarry. Because of this basic lack of comparison, we feel the Applicant's survey was flawed and, therefore, its conclusions are invalid resulting in a "fail" of Criteria #1.

Furthermore, the Applicants stated they had decided not to do a property value impact study using Door County Realtors because "the project was not in place" and "there would be no history to base an opinion". Using this logic, the only way to evaluate the effect of the quarry project would be after its completion which, by that time, would be too late to reverse the damage it has caused, not only in area property values but to the natural setting of the quarry, itself.

As in many legal cases, the most relevant and relied-upon information comes from those who are a party or witness to the events in question. Likewise, in this instance, it is the local

property owners, those who would be most affected by the Quarry RV Village, that can provide the most reliable insight to the impact of the proposed project.

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Since last month's presentation in Sevastopol, we have received letters and emails from over twenty property owners, all living within one-quarter mile of the quarry. They are voicing their concerns (some very strongly) over the negative impact the Quarry RV Village would have, not only to their homes and land, but to the general area.

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

I have selected several of these, from those property owners wishing to be identified, and have included their comments or letters with this presentation. In the interest of time, however, I will summarize their submissions:

- None of the twenty-plus property owners who commented, felt the Quarry RV Village would have a positive or even or neutral impact on property values surrounding the site.
- Several are considering, or have already decided, to either sell or rent their properties, as the result of the proposed Quarry RV Village and its threat to the area's health and safety, not to mention, environmental stability.
- Nine owners specifically stated their belief that they would have to sell their property for significantly less than what the market would typically bring, if the project be allowed to move forward.
- Owners, who had property for sale last summer, saw a significant decrease in buyer interest, once news of the quarry project was publicly known.
- And finally, a letter, from a Door County builder, and an adjacent property owner, which states they partially based their decision to live in Sevastopol on the Town's Comprehensive Plan which declares a "goal to maintain and protect the significant natural resources that characterize the town's natural landscape". Due to health concerns, over the increased risk of poor air quality, during the 10 year build out period, they have put their new home build on hold.

As evidenced by these comments, the threat of the Quarry RV Village has ignited anxiousness and fear of quickly eroding property values, amongst property owners in the vicinity of the proposed site. This small, but representative, sampling of local property owners may represent a "canary in the coal mine" for a larger area, situated up and down Bay Shore Dr.

Real Estate Brokers and Agents are accustomed to having to react to the cyclical nature of the Real Estate Market. We adjust our marketing approach, depending upon the strength, or weakness, of a given market, always seeking to maximize the benefit to our Client. What is

difficult, if not impossible to manage, however, is a market where property prices are in a free-fall state, due to a panic sell off which, most undoubtedly could occur, should the Quarry RV Village be allowed to proceed.

In conclusion, we urge you to take the very real concerns, expressed by actual property owners, many of whom are in this room, into consideration, and reject the CUP.

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Al Koenig

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LAND USE SERVICES DEPARTMENT

-----Original Message-----

From: Keith Mutchler <mutchler.keith@gmail.com>

Sent: Thursday, January 23, 2020 3:08 PM

To: al@alksells.com

Subject: Fwd: Survey Regarding Real Estate Potential of Your Property

1. An RV park close to our home definitely concerns me on the ability in price or maybe more importantly in length of sale.
2. It has created a strong energy to resist the quarry project and given me a wake-up call as to the significance in protecting the quarry long-term.
3. We don't own a lot other than our home property.
4. We purchased the lot in 2002 and built our home in 2006.

We are considering internal remodeling. What level of investment might we recoup in a future sale?

Al Koenig

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

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

From: michael <mcosgrove25@gmail.com <mailto:mcosgrove25@gmail.com> >

Date: Sun, Feb 2, 2020, 9:15 AM

Subject: Re: Survey Regarding Real Estate Potential of Your Property

To: Old Quarry Development <oldquarrydevelopment@gmail.com
<mailto:oldquarrydevelopment@gmail.com> >

1. Yes. We feel that the property will not be as attractive to most buyers. The first thing a first time visitor says is oh, what a view. It would be changed to oh, look at all those roofs.
2. The first action might have been not to buy the house had we known about this. We are going ahead with improvements but wonder how much good money are we throwing out with the bad.
3. N/A
4. December 2018

Al Koenig

Subject: FW: Survey Regarding Real Estate Potential of Your Property

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

-----Original Message-----

From: phatlock6 <phatlock6@bellsouth.net>

Sent: Thursday, January 23, 2020 2:10 PM

To: al@alksells.com; Old Quarry Development <oldquarrydevelopment@gmail.com>

Subject: Re: Survey Regarding Real Estate Potential of Your Property

1. Does the concept of an RV park change any thoughts you may have regarding future listing or sale of your property?

Yes, we figure we cannot sell our property now until all of this is settled. If they do get approval to proceed we will not be able to list our property any where near what we paid for it, so we will hold onto it for at least 3 years after they finish developing the property (if that comes to pass).

2. Has the knowledge of a possible RV park affected any action you have or have not taken? Caused us to think about selling at a loss and move on, but realize that is not wise. We had planned to do a major remodel of the house and now we will wait to see what happens. We may not get the money back from the remodel.

3. If you own a lot, has this made a decision regarding possible choices for development of that lot? N/A

4. What year did you purchase your lot or home? 2011

COMMENTS: We would be located in very close proximity to the sewage holding tank and main entrance. Assume the 1-3X daily emptying stench would really adversely affect our property values. I know you can smell Westwood Shores and BayView Inn when they pump out their tank and you are driving by.

Being close to the main entrance means we will have additional traffic with the coming and going of owners in the RV Village. And God help us if they allow daily or weekly rentals.

Al Koenig

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LAND USE SERVICES DEPARTMENT

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

From: glen guszkowski <glenguszkowski@me.com <mailto:glenguszkowski@me.com> >

Date: Mon, Jan 27, 2020, 10:39 AM

Subject: Re: Survey Regarding Real Estate Potential of Your Property

To: Old Quarry Development <oldquarrydevelopment@gmail.com
<mailto:oldquarrydevelopment@gmail.com> >

1. Yes, I am exploring sale or rental options regarding our property on Bayshore Drive should the proposed project be approved due to the diminished property values, health dangers, neighborhood disruption and potential safety hazards during and after construction. We have never previously rented our property.
2. Yes. Plans I had been pursuing to further improve and enhance both of my properties and to protect the shoreline against further erosion are now on hold awaiting a decision.
3. Yes, we own a home and also an undeveloped lot. Plans for that lot are on hold pending the county's decision on the quarry.
4. 2001

My additional comments are that we have recently completed a major remodel of our home which cost well over \$100,000 beginning in 2017. Had we known a RV camp was to be proposed less than 1000 feet from our property, we would have never undertaken such a project.

Al Koenig

From: Tom Schwalbach <tschwalbach@wi.rr.com>
Sent: Thursday, January 23, 2020 2:53 PM
To: al@alksells.com
Subject: Quarry impact

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

I'm assuming the Quarry development will mean that if I were to list my property for sale today I would have to list it a minimum of 25000 less than I would have listed it 6 months ago. Probably more after construction begins (god forbid it happening). We are at the top of the bluff and will have a splendid view of the cracker boxes and tin cans roofs. My wife and I purchased our property in 2009, I think. I'm also assuming the fair value on my property tax bill will be reduced. Though I'm also sure the country will find a way to make sure my taxes don't go down. We have no current plan to sell.

Tom Schwalbach

Al Koenig

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

-----Original Message-----

From: Hans Dramm <hdramm@dramm.com>

Sent: Friday, January 24, 2020 9:13 AM

To: Old Quarry Development <oldquarrydevelopment@gmail.com>; al@alksells.com

Subject: RE: Survey Regarding Real Estate Potential of Your Property

1. Does the concept of an RV park change any thoughts you may have regarding future listing or sale of your property?

No, although we have no near-term plans for moving or significantly renovating our home. I am concerned that it will affect our property value negatively until a final determination is made as well as afterward if it were approved for development. If the development would receive approval, my primary concern is that it could not garner the market prices and therefore aggregate value and overall aesthetics that the developers claim and then it will affect the property values of all surrounding properties. Increased traffic risks as well as environmental damage would also negatively affect the immediate property area market.

2. Has the knowledge of a possible RV park affected any action you have or have not taken?

No, see #1.

3. If you own a lot, has this made a decision regarding possible choices for development of that lot?

N/A

4. What year did you purchase your lot or home?

2007

COMMENTS: Please see #1. I believe the greatest risk is that the developers will not attract the 'high end' market that they claim and therefore will eventually succumb to developing a property that provides for their minimal needs to cover this investments-to-date or losses and the resulting development will have a much lesser market value thereby dragging down the values of surrounding properties.

Al Koenig

-----Original Message-----

From: Steve Allen <marlfox@me.com>

Sent: Thursday, January 23, 2020 8:29 PM

To: Old Quarry Development <oldquarrydevelopment@gmail.com>

Cc: al@alksells.com

Subject: Re: Survey Regarding Real Estate Potential of Your Property

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Yes, the prospect of having this "park" close to us is appalling, and we have decided to sell the property/home we own at 4965 Deer Run Trail, as well as our two adjacent vacant lots. We purchased the land (\$175k - 15 acres) and built the home (\$400k) about 12 years ago after extensive research for a quiet neighborhood with very minimal traffic. Our expectations have been well met until this enormous project came along. As we all know, a huge factor in real estate is location, location, and location. Moderate to heavy traffic patterns in the area can easily result in a demerit in a real estate appraisal performed by an independent appraiser hired by the financial entity underwriting a buyer's mortgage. My prediction is that our properties will not sell for quite as much as we had hoped. If I was a prospective buyer, I would rule out this neighborhood and look elsewhere.

Steve Allen

(920) 858-1712 cell

Bay Vinyl Records

(920) 559-8695

325 Kentucky Street

Sturgeon Bay

Fish Creek Bookshop & Gallery

(920) 559-9091

Olive's Toys & Books

(920) 559-9151

Unit B-22

Top of the Hill Shops

Fish Creek

Mail: May thru October

P.O. Box 66

Sturgeon Bay, Wi 54235

Mail: November thru April

Al Koenig

FEB 20 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Al,

We sold our home at 4871 Harder Hill Road in late 2017, and at that time, the quarry development was unknown and not announced. Our family (parents before us) owned the property since 1982 and we owned & renovated it for 10 years. So the quarry development didn't have an impact on the house sale.

However, we own a residential view lot on the bluff at 4863 Bay Shore Heights Drive and it's next door to our former residence. It's very close to, but does not technically border, the quarry. We put it up for sale in April 2019, about 3 months before the quarry development was publicly revealed. During those 3 months on MLS (before the quarry development reveal), we received about (I didn't count) 15 inquiries. In the 7 months after the quarry development revealed publicly, we've had a total of two (2) inquiries, and BOTH those inquirers didn't know ANYTHING about the quarry development. So, the entire market of potential buyers, at least the inquiries, dried up after the quarry development was publicly known. And to add evidence about the effects on property values due to the quarry development, NO REALTORS have inquired or shown the property even though they would receive commission for the sale.

In a parallel path, we prepared design plans to build a house on that residential lot; it would be large, have a commanding view from the bluff over the water, and if built as designed would probably have a market value around \$700K. We were working towards building on the lot. However, with the threat of an RV park within sight, we have completely stopped on further construction planning. There's no way that the developed property would have expected market value under threat of a planned, nearby RV park. So in our opinion, building a home there is a non-starter due to diminished property value. If the RV park is denied, we feel certain that the property values would be maintained at their regionally high levels. This is undoubtedly how potential buyers feel and effectively stops anyone from considering making investments in the nearly residential area. How sad!

After 35 years of our family's residence & associations in Door County and especially Sturgeon Bay, we have numerous friends and interests there. We've moved to waterfront in Green Bay, but still respect dearly the interests of Door County residents. I'm appalled at the selfishness of the RV park developers & the current owner, and applaud our neighbors for their resistance to the development.

Regards, Bill

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

RECEIVED

FEB 20 2020

1/30/2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

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 magnitude 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 immense amount 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.

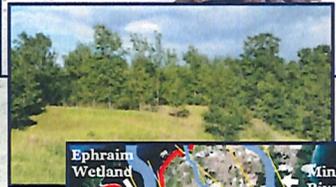
For these reasons we have had to put our dreams of a new home on hold.

Respectfully
Margaret Shea Harding
Jeff Harding

Rec'd
2/20/2020
@RPL

Escarpment a film by Roger J. Kuhns

The great arc of the Niagara Escarpment is a key feature in the Great Lakes. Journey through the geologic ages with Dr. Roger Kuhns to explore and discover how this landscape was formed, and how its ecosystems evolved in an changing world. See how we can strive to be sustainable stewards of our land.



DVD 2017 Color Std. Def.
VIDEO Running Time: 92 Min.
a musicTears press film
© 2017



Escarpment

Natural history adventures along the Niagara Escarpment

a film by Roger J. Kuhns

Escarpment
Roger J. Kuhns
DVDvideo



FEB 20 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENTUnited States
Environmental
Protection AgencyRegion 9 Ground Water
Office (WTR-9)EPA 909-F-99-002
JULY 1999

ALERT FOR RV, BOAT AND MOBILE HOME OWNERS AND PARK OPERATORS ABOUT SAFE WASTEWATER DISPOSAL

DO NOT USE CHEMICALS WHICH HARM SEPTIC SYSTEMS

Formaldehyde: active ingredient in some deodorizers, also called Formalin. Formaldehyde is an EPA-recognized probable carcinogen (i.e., causes cancer).

Para-dichlorobenzene: Known carcinogen and drinking water contaminant. Common ingredient in mothballs, urinal cakes and bowl fresheners.

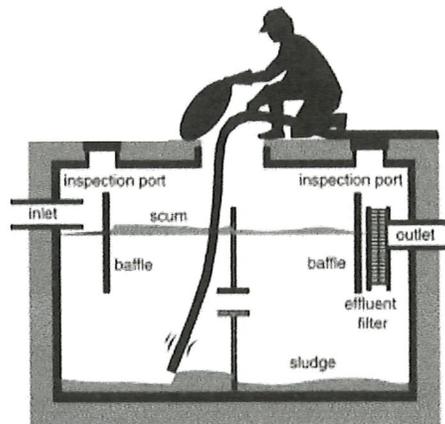
OTHER CHEMICALS TO BEWARE OF INCLUDE heavy metals (such as Zinc), benzene, toluene, xylene, ethylene glycol (anti-freeze), methylene chloride, 1,1,1-trichloroethane (TCA), trichloroethylene (TCE) and perchloroethylene (PCE). Strong acids and bases, such as sulfuric acid or caustic soda, can destroy biological activity and damage tanks and pipes.

If you spend any time in a recreational vehicle (RV) or boat, you probably know of the problem of odors from sewage holding tanks. There are a number of commercial products available to control those odors. Some of those products contain chemicals which may pollute water resources. If you use those chemicals and then empty your holding tank into a septic system (or other onsite wastewater treatment system) or dispose of holding tank waste illegally, you may be creating health and environmental hazards. These chemicals and their by-products may pass through onsite wastewater treatment systems, flowing to soil, ground water, and possibly nearby surface waters. They may also corrode treatment system parts, creating a safety hazard.

How septic systems work. A typical septic system contains two major components: a septic tank and an absorption field, also known as a drainfield or leachfield. These systems use natural processes to treat wastewater onsite, as opposed to offsite at a municipal wastewater treatment plant. The purpose of the septic tank is to separate solids from the liquid waste, and to promote partial breakdown of contaminants by microorganisms (bacteria) naturally present in wastewater. The leachfield also treats the wastewater through physical, biological and chemical processes in the soil.

Mixing chemicals with waste in sewage holding tanks or septic systems may produce toxic fumes, corrode pipelines and tanks, and pollute soil and ground water when discharged.

When chemicals, such as formaldehyde, are added to septic systems, they can cause bacteria in the system to die. When this happens, the septic system cannot treat waste adequately. Solids that are allowed to pass from the septic tank, due to inadequate or incomplete treatment, may clog the leachfield. Furthermore, clogged systems may send inadequately or incompletely treated sewage to the surface, threatening the health of people or pets who come into contact with it. Or it may percolate to ground water, where the chemicals and untreated wastewater could contaminate nearby drinking water wells, rivers and streams. Please **read labels carefully** to identify any hazardous ingredients.



* NATIONAL SMALL FLOWS CLEARINGHOUSE

\$ A healthy, well-maintained and appropriately sized septic tank will generally require less pumping over its service life, saving time and money.

The restoration of contaminated ground water is extremely costly and can take years. To prevent problems, RV and mobile home parks, as well as dump station operators, may take measures to control hazardous chemical disposal into their waste treatment systems. If they do not, and their system causes contamination, they may be forced to **close the dump station or the park** until the problem can be corrected.

TO: The Resource Planning Committee of Door County
 FROM: Dr. Ed Douglass. 5301 Pine Tree Road. Sevastopol.
 DATE: February 20, 2020

FEB 20 2020

MY PROFESSIONAL BACKGROUND

For many years, I worked in public health in several countries in Africa, the Middle East and India. A good part of my work focused on ways of finding and protecting safe drinking water from wells in rural villages, both larger and smaller than the proposed RV village. I have seen first-hand the ravages of water-borne diseases and illnesses. An RV village on this site sets off alarm bells in me as a public health worker.

SOME FACTS THAT BEAR VERY UNFAVORABLY ON THIS CONDITIONAL USE PERMIT APPLICATION

1. The entire site for this proposed RV village is fractured bedrock. The cracks extend vertically and horizontally from the surface right down into everybody's drinking water. "Everybody" includes not just the residents of the RV village but all of the neighbors within a few miles.
2. Unless somehow restrained, the residents of this village are likely to engage in such common activities as:
 - + applying fertilizer to their patches of lawn and shrubbery
 - + using herbicides to kill dandelions and the crab grass sprouting in the cracks of the paving blocks of their parking pads
 - + spraying pesticides to kill aphids on their rose bushes and other undesirable insects
 - + using a garden hose to flush away bird and dog poop
 - + washing their RVs, cars, and boats with detergents and using solvents to remove road tar
 - + handling gasoline, diesel, and engine oil needed by their RVs, boats and cars
3. There are additional, potential dangers to drinking water safety. The retention pond liners could leak. The asphalt road surface with oil on it will crack with age and use. Residual sewer water in the pipes and laterals could freeze and crack the pipes in very cold weather, leaking raw sewerage—undetected -- into everybody's drinking water. And a spill – small or catastrophic – from the holding tank, the RVs, or the semi-trailers hauling sewerage away will create a public health crisis.
4. It is critically important to recognize this fact: **anything harmful to human health that is dumped, spilled, applied or discharged onto this site is very likely to be washed by rain through the cracks in the bedrock into everybody's drinking water.**
5. Finally, I am astonished that the applicant doesn't have to address these potential dangers because none of the 17 criteria for a Conditional Use Permit specifically asks whether the proposed use of the land could contaminate the drinking water. In Door County, all CUP applicants should be asked this question.

MY POSITION

I believe this is a very poor location for an RV village. Approve it, if you must, in some other location with sufficient depth of soil to bedrock.

RECEIVED

FEB 20 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Door County Board of Supervisors

Resource Planning Committee hearing February 20, 2020

My name is George Evenson, I live in the town of Sevastopol. I served on the county board for about 10 years. I was the first chairman of the resource planning committee. It was very controversial at the time, people were not convinced we needed planning or zoning. But time is proven that planning and zoning were essential for the growth of our community.

Tonight I would like to go on record as being opposed to the proposed quarry RV Park for the following reasons; that area was formed by one of Door County's early industries, the noise and explosions are still remembered by the people that lived in a neighborhood, needless to say many were very happy when it closed. But what remains is very interesting and offers interesting opportunities for us today. With its flat rock surface it offers a view that is incomparable to anywhere else in the Great Lakes. The sunsets, weather and cloud activity and wind upon the waters could be fascinating for any visitors. A few picnic tables and benches would be small public expense for what could be gained.

. Placing large amounts of soil on top of the bare rock would offer potential erosion of the topsoil that would run directly into Green Bay. This would be a pollution disaster that could not be avoided because the water would run directly into the bay. With winter thaw and the event of heavy rains due to climate change erosion would be impossible to prevent. Furthermore, digging trenches and create a pond could weaken the basic rock structure.

Bringing large numbers of heavy vehicles into the area would cause noise and air pollution to what is now a quiet area, no numbers are shown for the number of people that could be in the area at any one time. Noises and people will reduce property values of the of the nearby homes and property substantially.

There are certainly more reasons to oppose this project. We have a golden opportunity to save a beautiful piece of Door County for future generations. A place like this can never be replaced, you have one opportunity to preserve this panoramic view . Many future visitors will be eternally grateful if you turned down this proposal.

George Evenson
4994 Ripp Rd
Sturgeon Bay