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

Packet H Contents

Page 2: Index of names of Packets A through G
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)
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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

<table>
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<tbody>
<tr>
<td>Mike</td>
<td>Parent</td>
<td>PO Box 54</td>
<td>Fish Creek</td>
<td>WI</td>
<td>54212</td>
<td>920-495-8522</td>
<td><a href="mailto:mke@bksportsfields.com">mke@bksportsfields.com</a></td>
</tr>
<tr>
<td>Tom</td>
<td>Goetz</td>
<td>PO Box 54</td>
<td>Fish Creek</td>
<td>WI</td>
<td>54212</td>
<td>920-421-1500</td>
<td><a href="mailto:jonn.goeltz@gmail.com">jonn.goeltz@gmail.com</a></td>
</tr>
<tr>
<td>Kurt</td>
<td>Keilisch FA Group</td>
<td>116 E. Bell Street</td>
<td>Neenah</td>
<td>WI</td>
<td>54956</td>
<td>920-558-4638</td>
<td><a href="http://www.forensic-appraisal.com">www.forensic-appraisal.com</a></td>
</tr>
<tr>
<td>Pete</td>
<td>Hurth</td>
<td>PO Box 105</td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-746-8211</td>
<td><a href="mailto:plurth@baucluin.com">plurth@baucluin.com</a></td>
</tr>
<tr>
<td>Renee</td>
<td>Borkovitz</td>
<td>PO Box 105</td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-743-5211</td>
<td><a href="mailto:borkovitz@baucluin.com">borkovitz@baucluin.com</a></td>
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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

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<td>Jim</td>
<td>Mitsche</td>
<td>4159 Bay Shore Drive</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-445-9847</td>
<td><a href="mailto:james.mitsche@gmail.com">james.mitsche@gmail.com</a></td>
</tr>
<tr>
<td>Attorney Stephen</td>
<td>DiTullio</td>
<td>2 East Muffin Street Suite 600</td>
<td></td>
<td>Madison</td>
<td>WI</td>
<td>53703</td>
<td>608-252-9362</td>
<td>sadfbewitlplp.com</td>
</tr>
<tr>
<td>Allen</td>
<td>Koenig</td>
<td>5803 Bluff Ledge Road</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-559-2206</td>
<td><a href="mailto:al@alkells.com">al@alkells.com</a></td>
</tr>
<tr>
<td>Brenda</td>
<td>Lange</td>
<td>6417 Whitefish Bay Road</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-495-7903</td>
<td><a href="mailto:blangef512@gmail.com">blangef512@gmail.com</a></td>
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<tr>
<td>Roger</td>
<td>Kuhns</td>
<td>7975 St Hwy 42</td>
<td>7 Bradley Ln Mystic CN 00355</td>
<td>Egg Harbor</td>
<td>WI</td>
<td>54209</td>
<td>855-410-4477</td>
<td><a href="mailto:rogerjameskuhns@gmail.com">rogerjameskuhns@gmail.com</a></td>
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<td>Keith</td>
<td>Mutchler</td>
<td>6451 Whitefish Bay Road</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-742-2627</td>
<td><a href="mailto:mutchlerkeith@gmail.com">mutchlerkeith@gmail.com</a></td>
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<td>Betty</td>
<td>Parsons</td>
<td>4147 Bay Shore Drive</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-748-2393</td>
<td><a href="mailto:bparsons@charter.net">bparsons@charter.net</a></td>
</tr>
<tr>
<td>Sherry</td>
<td>Mutchler</td>
<td>6451 Whitefish Bay Road</td>
<td></td>
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<td>WI</td>
<td>54235</td>
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<td>Mary</td>
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<td>54235</td>
<td>920-746-6213</td>
<td><a href="mailto:mary@low1.com">mary@low1.com</a></td>
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<tr>
<td>Jim</td>
<td>Mitsche</td>
<td>(closing) 4159 Bay Shore Drive</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-445-9847</td>
<td><a href="mailto:james.mitsche@gmail.com">james.mitsche@gmail.com</a></td>
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OTHERS TESTIFYING: 3 minutes each

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<th>Mailing Address 2</th>
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<td>2 Marianne</td>
<td>Ewig</td>
<td>6391 Little Harbor Drive</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>414-688-3121</td>
<td><a href="mailto:septlewieg@gmail.com">septlewieg@gmail.com</a></td>
</tr>
<tr>
<td>3 Michael</td>
<td>Holly</td>
<td>734 Shoto Road</td>
<td>4647 Bayshore Drive</td>
<td>Two Rivers</td>
<td>WI</td>
<td>54241</td>
<td>920-323-4513</td>
<td><a href="mailto:mholly@charter.net">mholly@charter.net</a></td>
</tr>
<tr>
<td>4 Michael</td>
<td>Wildenberg</td>
<td>4998 Bay Shore Drive</td>
<td></td>
<td>Sturgeon Bay</td>
<td>WI</td>
<td>54235</td>
<td>920-493-0839</td>
<td><a href="mailto:wildenberg3662@gmail.com">wildenberg3662@gmail.com</a></td>
</tr>
<tr>
<td>5 Michael</td>
<td>Behrke</td>
<td>12847 Door Bluff Road</td>
<td>for DC Env. Council</td>
<td>Ellison Bay</td>
<td>WI</td>
<td>54210</td>
<td>920-495-6443</td>
<td><a href="mailto:mab16649@gmail.com">mab16649@gmail.com</a></td>
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<tr>
<td>6 Bill</td>
<td>Parsons</td>
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<td>5301 Pine Tree Road</td>
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<td><a href="mailto:edfduoglass37@gmail.com">edfduoglass37@gmail.com</a></td>
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<td>4871 Harder Hill Road</td>
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<td>3939 Bay Shore Drive</td>
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<td>Sturgeon Bay</td>
<td>WI</td>
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<td>920-495-5822</td>
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<td>Sevastopol 5294 Bayshore Dr.</td>
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<tr>
<td>Bob Boltman</td>
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<tr>
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Quarry Bluff, LLC
Luxury Motorcoach Resort

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

Project Site — Zoning
Project Site

Door County Comprehensive and Farmland Preservation Plan 8085
Town of Sevastopol
Future Land Use

Project Site—History
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))

Proposed Project – Class A Motorcoach
Proposed Project - Demographics

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

Mining Consumer Data: Class A Motorhomes

Statistically

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

Article from RV Business, July/August 2009 Issue

Existing Site
Existing Site

![Existing Site Image]

Video

Proposed Project

![Proposed Project Image]
Proposed Project

[Image of proposed project with a bus in front of a development]

Proposed Project

[Image of typical home site diagram]
Proposed Project

Video

Proposed Project
Proposed Project
Proposed Project

Proposed Project
Proposed Project

[Image: A house with a well-maintained garden and driveway.]
Proposed Project – Tax Impact

<table>
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<th>Tax Breakdown</th>
<th>Rate</th>
<th>Current Tax</th>
<th>Projected Tax (Upon Completion)</th>
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<td>Door County</td>
<td>0.4189%</td>
<td>$543.68</td>
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<td>Town of Sevastopol</td>
<td>0.0931%</td>
<td>$109.29</td>
<td>$33,316.00</td>
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<td>Vocational School</td>
<td>0.0823%</td>
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<td>0.1594%</td>
<td>$3,020.02</td>
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<td><strong>Total Yearly Tax</strong></td>
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<td><strong>$2,408.43</strong></td>
<td><strong>$648,411.00</strong></td>
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Projected Tax Contribution

- Town of Sevastopol 2018 Budget: $1,216,437 3.35%
- Sevastopol Schools 2018 Budget: $7,000,000 2.27%

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
QUARRY BLUFF DEVELOPMENT IMPACT ANALYSIS

An analysis of the impact that the proposed luxury RV resort would have on residential property values in the surrounding area.

By Kent C. Sibbons, ASA, SRV/A, MAI (with F. General Real Estate Appraisers)

SCOPE OF WORK

- LITERATURE REVIEW
- REALTOR SURVEY
- ASSESSMENT OFFICE PHONE SURVEY
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.

REALTOR SURVEY

- Located comparable luxury RV resorts (6 resorts contacted).

- 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.
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?
SURVEY RESPONDENTS

<table>
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<tr>
<th>RV Resort</th>
<th>State</th>
<th>Total Surveys</th>
<th>Total Responses</th>
<th>Response Rate</th>
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<tr>
<td>Hearthside Grove</td>
<td>MI</td>
<td>141</td>
<td>14</td>
<td>10%</td>
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<tr>
<td>Mountain Falls</td>
<td>NC</td>
<td>63</td>
<td>15</td>
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<td>Bella Terra</td>
<td>AL</td>
<td>8</td>
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<td>Desert Shores</td>
<td>CA</td>
<td>69</td>
<td>2</td>
<td>3%</td>
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<td>Buena Vista</td>
<td>AL</td>
<td>28</td>
<td>3</td>
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<td>Totals</td>
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<td>309</td>
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<td>Totals without Desert Shores</td>
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<td>240</td>
<td>33</td>
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Realtor Survey Response Allocation

SURVEY RESULTS

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<th>Q1. Familiar with the local resort?</th>
<th>yes</th>
<th>no</th>
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<td>34</td>
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<tr>
<td>%</td>
<td>97%</td>
<td>3%</td>
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<th>Q2. Opinion of the impact of the local resort to single family property values surrounding or near the resort?</th>
<th>negative impact</th>
<th>positive impact</th>
<th>no measurable impact</th>
<th>total respondents</th>
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<tr>
<td></td>
<td>2</td>
<td>12</td>
<td>21</td>
<td>35</td>
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<tr>
<td>%</td>
<td>6%</td>
<td>24%</td>
<td>60%</td>
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<th>Q3. Opinion of impact of local resort to the local economy?</th>
<th>Impacts positively</th>
<th>Impacts negatively</th>
<th>no measurable impact</th>
<th>total respondents</th>
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<td>4</td>
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<td>%</td>
<td>89%</td>
<td>0%</td>
<td>11%</td>
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Total Respondents 35

*Updated February 18, 2020.
Q.1. FAMILIAR WITH THE LOCAL RESORT?

- Yes: 97%
- No: 3%

Q.2. OPINION OF THE IMPACT OF THE LOCAL RESORT TO SINGLE FAMILY PROPERTY VALUES SURROUND OR NEAR THE RESORT?

- Positive impact: 34%
- No measurable impact: 60%
- Negative impact: 6%

Overall 94% of respondents said no negative impact.
Q.3. OPINION OF IMPACT OF LOCAL RESORT TO THE LOCAL ECONOMY?

- Impacts positively: 89%
- Impacts negatively: 0%
- No measurable impact: 11%

100% of the respondents said no negative impact.

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**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
• 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

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

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

DESSERT 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.
**ZION RIVER**

According to government officials... Not aware of any negative impact.
Homes are not devalued.
RV park has not devalued surrounding homes.

---

**BUENA VISTA COASTAL**

Located on beach road near beach homes.
Not had a measurable impact to single family homes (assessor & Realtors).
BELLA TERRA OF GULF SHORES

Realtor survey indicated no impact to property values.

HEARTHSTONE GROVE LUXURY MOTORCOACH RESORT

Realtor survey indicated no negative impact to property value.
MOUNTAIN FALLS LUXURY MOTORCOACH RESORT

Realtor survey indicated no negative impact to property value.

---

STIGMA

We are experts in stigmatize property valuation. → We believe there may be a temporary stigmatization of this project due to opposition to it. → We conclude that any stigma currently present will dissolve once the project is built. → Consequently, we conclude that there will be no long term stigma devaluing nearby or surrounding single family property values.
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.

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
Similar Uses

Map

Map
Similar Uses

**TYPICAL UNIT**

1" = 40'

[Diagram of a typical unit]

**Map**

(Indoor image with map details)

**LITTLE HARBOR 2019**

(Outdoor image with aerial view of a harbor)

04/29/2011
Similar Uses

Map

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

Waste Disposal System
July 29, 2019

PETER HUTCHINS
BACHHOFF SURVEYING & ENGINEERING
331 N. KY AVE
PO BOX 105
STOUGSBURG, KY 40023

RE: Margaret St. Julien; Property
Section 32, Township 30 South, Range 35 East
Town of Louisville - Tax #022-01-13295.01

Good Morning:

An onsite inspection was conducted of the above described property. The purpose of this inspection was to determine the soil and/or suitability for a private onsite waste treatment system to serve this property.

Because of the presence oflocations of low-surface, the only type of private onsite waste treatment system that can be installed on this property would be a septic tank.

Yours,

John Fischler
County Engineer

---

Waste Disposal System
Waste Disposal System

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
Water Supply

- 100' casing required per Wisconsin State Code
- 170' casing required for Door County

LIMESTONE WELL - LESS THAN 60 FEET OF OVERBURDEN

BATH AND GLENN
LESS THAN 14 FEET OF MATERIAL OVERLAPPING LIMESTONE
LIMESTONE - CHEMICAL

BROOKS SAND AND GRAVEL

Explaination

Area suitable for wells of 100 feet or shallower
Avoid drilling deeper than 300 feet
Avoid drilling deeper than 150 feet of casing
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
Baudhale 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,

Wisconsin Well Driller License #5905

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 215 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
Water Supply

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
Solid Waste Management

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
Noise, Odor, and Dust

Noise Levels
3ft from machine / 5ft from ground level

Levels were taken while machine was at operating speed, no material being processed.

Noise Levels at 20ft

Operating speed 65-71db
Idle speed 61-63db

Levels were taken with no material being processed.

Noise levels will vary depending on work site, weather conditions, material being processed and other factors.
Noise, Odor, and Dust

Estimating Sound Levels With the Inverse Square Law

In the real world, the inverse square law is only an approximation 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 direct 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 \( L_1 = 100 \) dB at a distance \( d_1 = 1 \) m

then at distance \( d_2 = 4 \) m

the inverse square law predicts a sound level \( L_2 = 47 \) dB

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

Noise, Odor, and Dust

Decibel Level Comparison Chart

<table>
<thead>
<tr>
<th>Environmental Noise</th>
<th>dBA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jet engine at 100°</td>
<td>140</td>
</tr>
<tr>
<td>Pain begins</td>
<td>125</td>
</tr>
<tr>
<td>Pneumatic chopper at ear</td>
<td>120</td>
</tr>
<tr>
<td>Chain saw at 3</td>
<td>110</td>
</tr>
<tr>
<td>Power mower</td>
<td>107</td>
</tr>
<tr>
<td>Subway train at 200°</td>
<td>95</td>
</tr>
<tr>
<td>Walkman on 5 10</td>
<td>94</td>
</tr>
<tr>
<td>Level at which sustained</td>
<td></td>
</tr>
<tr>
<td>exposure may result in hearing</td>
<td></td>
</tr>
<tr>
<td>loss</td>
<td></td>
</tr>
<tr>
<td>City traffic</td>
<td>85</td>
</tr>
<tr>
<td>Telephone dial tone</td>
<td>80</td>
</tr>
<tr>
<td>Chamber music, in a small</td>
<td>75-85</td>
</tr>
<tr>
<td>auditorium</td>
<td></td>
</tr>
<tr>
<td>Vacuum cleaner</td>
<td>73</td>
</tr>
<tr>
<td>Normal conversation</td>
<td>60-70</td>
</tr>
<tr>
<td>Business Office</td>
<td>60-85</td>
</tr>
<tr>
<td>Household refrigerator</td>
<td>55</td>
</tr>
<tr>
<td>Suburban area at night</td>
<td>40</td>
</tr>
<tr>
<td>Whisper</td>
<td>25</td>
</tr>
<tr>
<td>Quiet natural area with no wind</td>
<td>20</td>
</tr>
<tr>
<td>Threshold of hearing</td>
<td>0</td>
</tr>
</tbody>
</table>

dBA = Decibels, A weighted
Noise, Odor, and Dust
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
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

Safe Access – Driveway 1

**Traveling South**

**Traveling North**
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

Safe Access – Driveway 2

Traveling South

Traveling North
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

Safe Access – Driveway 3

Traveling South

Traveling North
Safe Access

Bay Shore Heights — 7.5% Slope

Bluff Drive — 8.75% Slope
Safe Access

Bluff Ct. — 10.5% Slope

W. Dunn Rd. — 10% Slope

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
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
Emergency Services

Dry Hydrant
Suction Line Detail
No Scale

Dry Hydrant Detail
No Scale
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
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
Neighborhood Comparison

Neighborhood Comparison
## 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

---

## 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
Natural Character

Door County Greenprint Goal
Protect Habitat for Native Plants and Animals

Legend:
- Forested Areas
- Field and Farmland
- Wetlands
- Shoreline
- Other

127

128
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
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

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
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

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
Tom,

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

Thanks,

Denny
ROCK HOLE/CREVICE PATCH OPTIONS

Option #1
NON-POUND AREAS
NO SCALE
(If hole/crevice is less than 4" wide)

4" TOPSOIL, SEED & MULCH
SILT LOAM OR SANDY LOAM FILL MATERIAL
2"-3" STONE
BEDROCK

Option #2
NON-POUND AREAS
NO SCALE
(If hole/crevice is greater than 4" wide)

4" TOPSOIL, SEED & MULCH
SILT LOAM OR SANDY LOAM FILL MATERIAL
LARGER STONE (6" x 6")
NOTE: STONE INFILL MAY BE REPLACED WITH CONCRETE THROUGHOUT PROJECT.

Option #3
TO BE USED IN POND AREAS
NO SCALE

4" TOPSOIL, SEED & MULCH
SILT LOAM OR SANDY LOAM FILL MATERIAL
TYPAR FILTER FABRIC MIN. OF 3' EACH WAY FROM CREVICE/HOLE
BEDROCK
2"-4" STONE
TWO LAYERS OF 6 OZ. GEOTEXTILE FABRIC WITH SEAMS IN OPPOSITE DIRECTIONS (CRISS-CROSSED) WITH MINIMUM 3" OVERLAP AT ALL SEAMS.
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 Latham 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
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 a 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 meet 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
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.

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.

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.

RECEIVED

FEB 20 2020

DOOR COUNTY
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?
---------- Forwarded message ----------
From: michael <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>  

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
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.
-------- Forwarded message --------
From: glen guszkowski <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>

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

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
---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.
-----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

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,

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)
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
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.


a musicTOears press film

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Escarpment
Natural history adventures along the Niagara Escarpment

a film by Roger J. Kuhns
ALERT FOR RV, BOAT AND MOBILE HOME OWNERS AND PARK OPERATORS
ABOUT SAFE WASTEWATER DISPOSAL

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.

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.

A healthy, well-maintained and appropriately sized septic tank will generally require less pumping over its service life, saving time and money.
TO: The Resource Planning Committee of Door County  
FROM: Dr. Ed Douglass. 5301 Pine Tree Road. Sevastopol.  
DATE: February 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 crinking 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.
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