

Board of Adjustment
October 13, 2020
Second Packet of Materials

Appeal of Resource Planning Committee
Issuance of Bierman
Conditional Use Permit

Additional Information Submitted in Favor of
the Conditional Use Permit

(Opposed to the Appeal)

Riemer, Linda

From: bierman4dc@gmail.com
Sent: Monday, October 12, 2020 10:56 AM
To: Riemer, Linda
Subject: More for the packet
Attachments: Sat Layout of country block.png; TOPO and LAYOUT.pdf

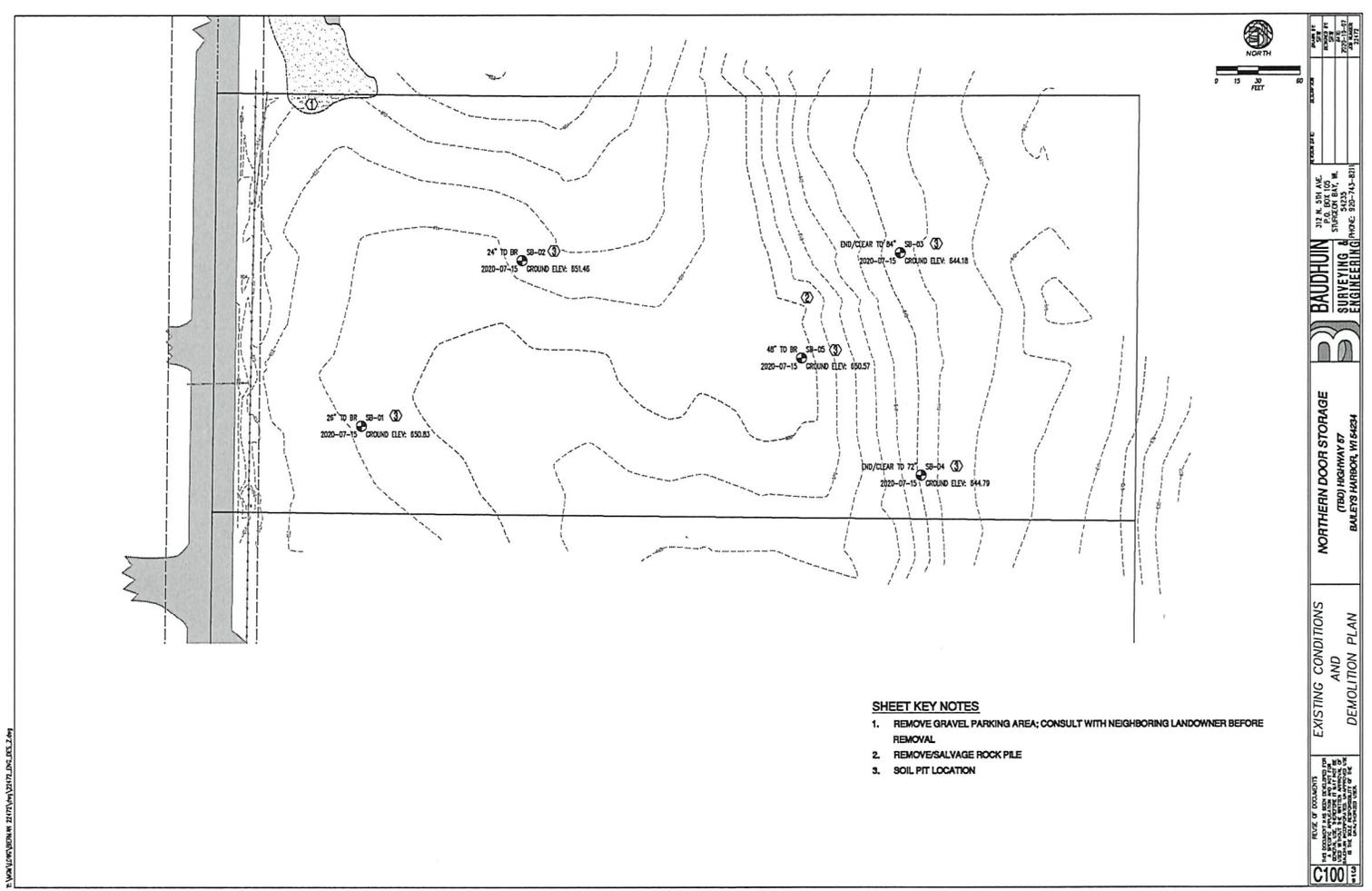
Linda,

I would like to have this entered in to the packet of material for the hearing.

Please let me know that you have received this.

Thanks for all your help!

Rich

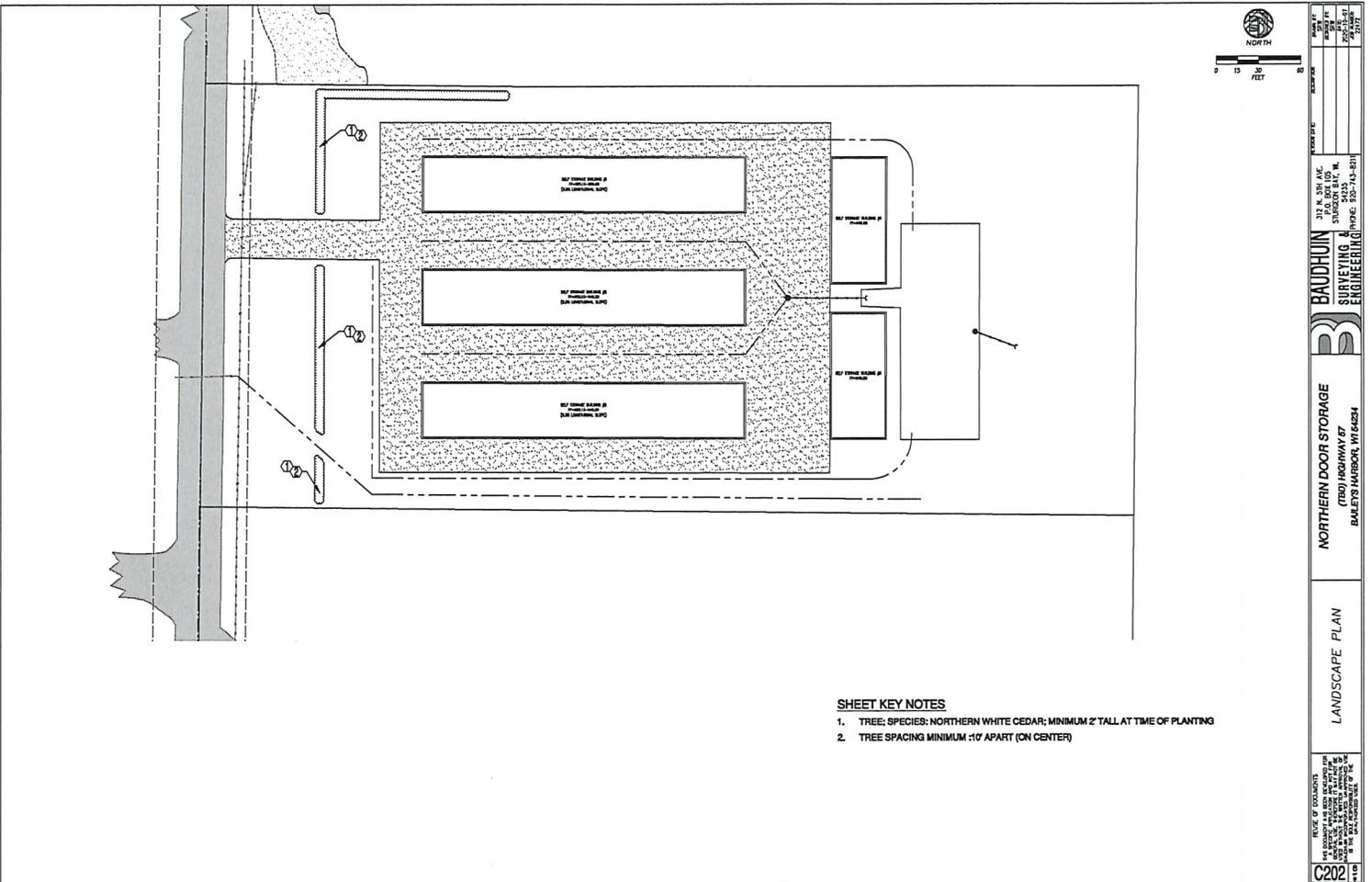


SHEET KEY NOTES

1. REMOVE GRAVEL, PARKING AREA; CONSULT WITH NEIGHBORING LANDOWNER BEFORE REMOVAL
2. REMOVE/SALVAGE ROCK PILE
3. SOIL PIT LOCATION

RECEIVED BY DOCUMENTS DATE: 10/12/2020 TIME: 10:15 AM PROJECT NO: 2020-07-15 SHEET NO: 1 OF 1	PROJECT:	312 N. SPRING AVE. ST. JOSEPH, MO 64504 PHONE: 816-234-2011
	EXISTING CONDITIONS AND DEMOLITION PLAN	BAUDHUN SURVEYING & ENGINEERING NORTHERN DOOR STORAGE (780) HIGHWAY #7 BAILEYS HARBOR, WISCONSIN

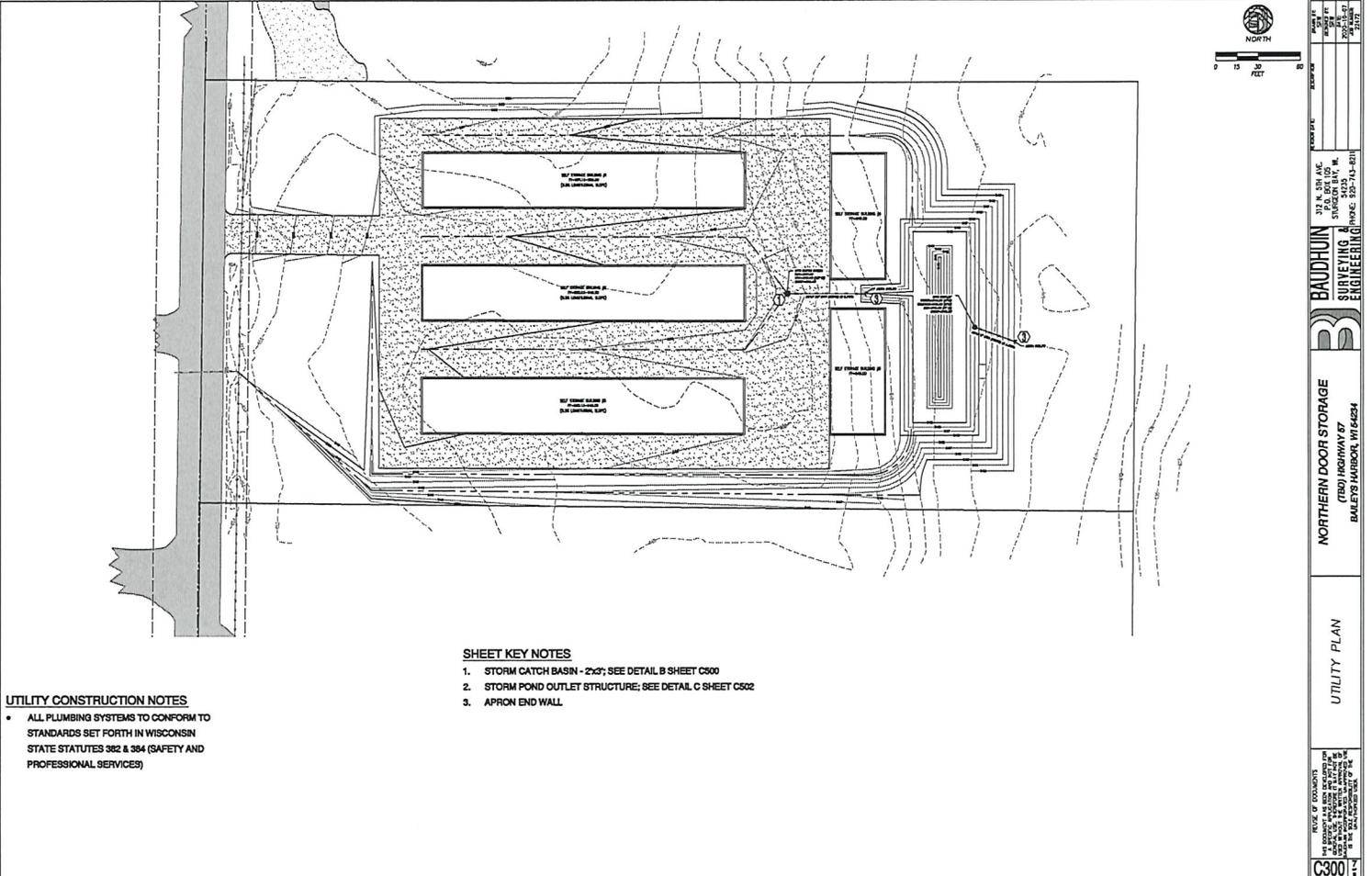
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- SHEET KEY NOTES**
1. TREE; SPECIES: NORTHERN WHITE CEDAR; MINIMUM 2' TALL AT TIME OF PLANTING
 2. TREE SPACING MINIMUM :10' APART (ON CENTER)

<p>SCALE: AS SHOWN 1" = 10'-0"</p>	<p>PROJECT: 312 N. 5th Ave. P.O. Box 102 53188-0102 Waukegan, WI 53188 PHONE: 920-713-8211</p>
<p>DATE: 10/12/2020</p>	<p>BAUDHOHN SURVEYING & ENGINEERING</p>
<p>PROJECT NAME: NORTHERN DOOR STORAGE (TRD) HIGHWAY 87 BAILEYS HARBOR, WI 54824</p>	<p>LANDSCAPE PLAN</p>
<p>REVISIONS: 1. 10/12/2020: INITIAL DESIGN 2. 10/12/2020: REVISED TREE PLACEMENT 3. 10/12/2020: REVISED TREE PLACEMENT</p>	<p>C202</p>

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- SHEET KEY NOTES**
1. STORM CATCH BASIN - 2x3; SEE DETAIL B SHEET C500
 2. STORM POND OUTLET STRUCTURE; SEE DETAIL C SHEET C502
 3. APRON END WALL

UTILITY CONSTRUCTION NOTES

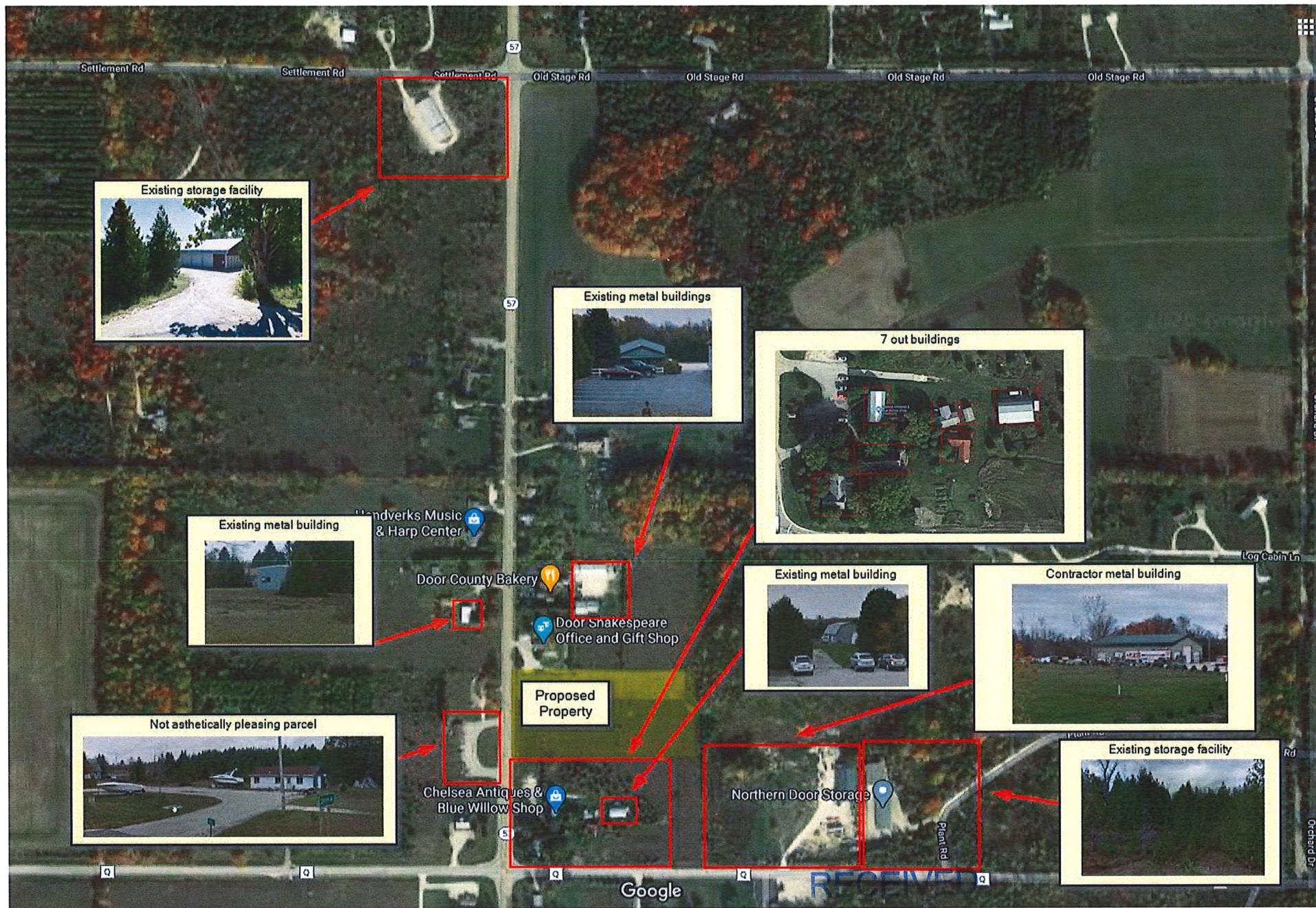
- ALL PLUMBING SYSTEMS TO CONFORM TO STANDARDS SET FORTH IN WISCONSIN STATE STATUTES 382 & 384 (SAFETY AND PROFESSIONAL SERVICES)

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OCT 12 2020

DOOR COUNTY
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Riemer, Linda

From: northerndoorstorage@gmail.com
Sent: Tuesday, October 6, 2020 2:30 PM
To: Riemer, Linda
Cc: bierman4dc@gmail.com
Subject: Appeal Information for 10-13
Attachments: Paul Approval HWY 57.docx; Permission to submit.docx; Storage unit proposal ; SOffice_KM_20060807490.pdf; 22472_Soils Memo.pdf; Adjacent Photos.docx

Follow Up Flag: Follow up
Flag Status: Completed

Linda,

Please let me know that you received this email as I was concerned that the size may not go through.

I would like to submit the information above to the packet for the meeting on 10-13-20. I may have one more piece of information that will be supplied but I don't have it and may not prior to the meeting, I will keep you posted.

Thanks for your help and wanted to make sure to get this to you sooner than later.

Richard Bierman

920.421.8036

Northerndoorstorage@gmail.com



NDS
Northern Door Storage

PO Box 13154 Green Bay, WI 54307
10011 Plant Road Sister Bay, WI 54234

www.NorthernDoorStorage.com

As there has been a significant amount of concern over the aesthetics and the surrounding area not supporting the proposed use, I wanted to present current photos of the area.

The picture below represents the land to the South of the proposed project. The land is very well screened, and you wouldn't know that there are 7 structures on the property with one of them being a large metal building/barn and an actual barn.



The second photo below is a photo of the property directly across from the proposed project. I am not sure this would be considered "quaint" or part of a wonderful, prosperous area.



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The third picture represents the land adjacent to the above picture to the North and kitty corner the proposed site. As you can see another metal building with old cars all visible from HWY 57.



As you can see from this picture which is taken from the Door Shakespeare Property driveway they have the opportunity to view both the above 3rd picture and below pictures and still recently purchased their property knowing that aesthetics were not perfect.



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For reference I have also included the picture of the property directly to the North (Door Shakespeare) of the proposed project that will receive screening down the property line to where their property ends per previous discussions.



From the pictures I have presented I am having a difficult time understanding how a well screened, clean facility set back more than the required foot print would create any lack of harmony to the area relative to the current situation. The light footprint and lack of traffic presented by this development is a plus for this area not a negative as it may be portrayed.

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LAND USE SERVICES DEPARTMENT

June 5, 2020

Door County Land Use Services
421 Nebraska Street – Door County Government Center
Sturgeon Bay, Wisconsin 54235

To Whom it may concern:

I am writing this letter on behalf Rich Bierman to represent my interest as the owner in the property parcels: 018 0117312833F1. Rich also has my full support for this project and the ability to obtain any permits necessary to move forward with the development.

Sincerely,



Christine Bridenhagen Trustee

Keith and Christine Bridenhagen Trust

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

June 5, 2020

Door County Land Use Services
421 Nebraska Street – Door County Government Center
Sturgeon Bay, Wisconsin 54235

To Whom it may concern:

I am writing this letter on behalf Rich Bierman to represent my interest as the owner in the property parcels: 018 0117312833F2, 018 0117312833F3. Rich also has my full support for this project and the ability to obtain any permits necessary to move forward with the development.

Sincerely,

Richard Berger



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Riemer, Linda

From: Keith Clayton <kclayton1459@gmail.com>
Sent: Thursday, July 9, 2020 4:56 PM
To: Northerndoorstorage@gmail.com
Subject: Storage unit proposal

Hello
My name is Keith Clayton. I own the K Allen Gallery and The Glassblower and live on 18 acres on 57 down from the intersection of Q and 57.
I have heard you have plans to build storage units up the road and I just want you to know I have no problem with that. My ex wife will be signing a petition but I am not any part of that. I wish you luck with your endeavor.
If you want to speak further feel free to call me at 421-1694.
Best
Keith Clayton

Sent from my iPhone
Keith Clayton
The K Allen Gallery

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July 10th 2020

To whom it may concern:

I own the property next to the proposed site. Since Rich has purchased the facility on the other side of me it has been clean and very well managed and taken care of. It is very quiet and a nice use of the property. I would expect that any further development that is proposed would also be done with the same attention to detail as his current facility.

I support the development adjacent to my current property as it is better than the many other alternatives that could be proposed. I know there is a need in the area for this use and it would fit well.

Thank you for your consideration,

Sincerely,

Paul Hockers

Riemer, Linda

From: Aqualand Campground <aqualandcampground@gmail.com>
Sent: Saturday, July 11, 2020 6:15 PM
To: northerndoorstorage@gmail.com

Hi Rich,

Thanks for reaching out the other day to discuss your plans for additional storage facilities. Our customers at the campground have been very happy with your current facilities and many of them will be pleased to finally be able to get a spot with you when you expand. Having the storage facilities across the street have been so convenient for our customers and as a business owner I appreciate the fact that our campers are better able to keep their campsites clean and organized because of your business. Thank you for being a nice and quiet neighboring business.

Josh Sweeney
Aqualand Campground

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**DOOR COUNTY
LAND USE SERVICES DEPARTMENT**

Appeal of Resource Planning Committee
Issuance of Bierman
Conditional Use Permit

Additional Information Submitted in
Opposition to the Conditional Use Permit

(In Favor of the Appeal)

DAVID R. CLOWERS
Attorney and Counselor at Law

207 South 4th Avenue
Sturgeon Bay, WI 54235

Tel: (920) 743-1716
Fax: (920) 743-6914
Cell: (920) 559-9242
Email: david.clowers@icloud.com

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

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Re: Thursday, July 16, 2020 at 3:00 pm
 Hearing on Conditional Use Permit Application:
 Tax Parcel Nos. 018-01-17312833F1, 33F2, and 33F3

Dear Sirs/Mesdames,

Although the issuance of conditional use permits for the purpose of constructing commercial storage facilities is permissible under **2.05(3)(a)** in a Mixed Commercial District, the conditional use permit sought by the applicant in this case would combine three 20,000 square foot lots, as permitted in **MC** zoning districts, into one 60,000 square foot lot, as required by **LI** zoning districts, creating thereby a **Chapter 2.03, Section (19) Light Industrial (LI)** zoning district under the guise of simply requesting a conditional use permit for an existing **MC** property in order to put up commercial storage facilities of this size.

Constructing these commercial storage unit buildings will be out of character with the neighborhood, particularly related to their scale and commercial design. These buildings will be constructed with approximately 138 units upon completion which will be, by far, be the largest building in the surrounding area. These large buildings will be out of character with the remaining small offices and shops that line Highway 57. A building without windows, with metal siding, and with metal doors would differ vastly from the character of the numerous small buildings and farms that line Highway 57 in that location and would adversely affect the property values of the surrounding business and residential properties along the highway.

Although there are commercial storage units in the vicinity and within the same **MC** district, their existence is distinguishable from the present request of conditional use by reason of their not being placed along the highway corridor.

In effect this request would convert an area now zoned **MC** into a **Light Industrial zone (LI)** use pursuant to

In addition, the conditional use permit sought by the applicant in this case would combine three 20,000 square foot lots, as permitted in **MC** zoning districts, into one 60,000 square foot lot, as

OCT 12 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

required by **LI** zoning districts, in order to put up commercial storage facilities of this size. Constructing these commercial storage unit buildings would be out of character with the neighborhood, particularly related to their scale and commercial design. These buildings will be constructed with approximately 138 units upon completion which will be the largest building in the surrounding area. This large building seems to be out of character with the remaining small offices and shops that line Highway 57. A building without windows, with metal siding, and with metal doors would differ vastly from the character of the numerous small buildings and farms that line Highway 57 in that location.

Section (19) that provides specifically for the intended use sought in this application for conditional use:

*This district is intended to provide for manufacturing, warehousing, and other light industrial operations. It is also intended that this district be used for the location of trade or contractor establishments, **commercial storage facilities**, and similar businesses. **Such uses should not be detrimental to the surrounding area** or to the county as a whole by reason of noise, dust, smoke, odor, traffic, **physical appearance**, degradation of groundwater, or other nuisance factors. **Such uses may be subject to requirements which will reasonably ensure compatibility.** This district can also be used for industrial or business parks. **Lot sizes of at least 60,000 square feet are required for new lots.** (Emphasis supplied)*

In addition, the conditional use permit sought by the applicant in this case would combine three 20,000 square foot lots, as permitted in **MC** zoning districts, into one 60,000 square foot lot, as required by **LI** zoning districts, in order to put up commercial storage facilities of this size. Constructing these commercial storage unit buildings would be out of character with the neighborhood, particularly related to their scale and commercial design. These buildings will be constructed with approximately 138 units upon completion which will by far be the largest building in the surrounding area. This large building seems to be out of character with the remaining small offices and shops that line Highway 57. A building without windows, with metal siding, and with metal doors would differ vastly from the character of the numerous small buildings and farms that line Highway 57 in that location.

Mr. Bierman's offer is contingent on him getting this conditional use permit approved, but it should be clear that these buildings would not be not compatible with surrounding uses. As a city planner friend pointed out to me, when I ran this situation by him, continuity of uses is important for an area's success. For example, stores fronting a highway that are not being interrupted by a non-compatible use are more likely to be successful in comparison to a checkerboard development of disparate uses along heavily traveled Highway 57.

OCT 12 2020

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It should be obvious that the existing galleries, restaurants, offices, taverns and residences are not the same sort uses as this commercial storage facility would be. All of the exceptions to the zoning requirements mentioned by Mr. Bierman and members of the Zoning Appeals Board are not on the highway, and we contend that it is the highway frontage exposure for which a base zoning requirement such as **Section (17)**, was promulgated. Although it is true that another section of the zoning regulations appears to include allowance for commercial storage buildings, it is an offhand reference that not part of the intended use within the zoning district requirements set out in **Section (17)**. If these requirements are to mean anything, they should not so easily be cast aside in order to facilitate random developments along a major highway.

Ephraim has controls on the appearance of its buildings, and I've lived in Door County long enough to recall when writer Norbert Blei objected to allowing blue plastic newspaper boxes to line our scenic back roads. In short, esthetics are matters of concern to Door County citizens. And in that regard, and in reviewing the Conditional Use Application Checklist, I see that Question # 2 asked whether the proposed development is "similar to other uses in the area," and # 12 asks, "whether the proposed buildings contribute to the visual harmony with existing buildings, particularly as related to scale and design."

Given the proposed construction of 5 monolithic storage buildings in an area of small shops and single family residents, the answers to both of these questions should definitely have been, "No,"

But through the legerdemain of requesting a conditional use permit, the petitioner now requests a zoning change that would permit his **Light Industrial** development right in the midst of an **MC** zoned rural district, and the only good reason given for this change that I can find in his supporting materials is that this land is currently vacant. There is a lot of vacant land in Door County; some of it is already zoned **LI**. Surely he can find another area for buildings like these that will not dwarf, or be out of character with, their surroundings.

Because this conditional use permit request violates **Chapter 2.03 Sections (17) & (19)** of existing Door County-wide zoning plans, which are intended to foster the responsible development of our beautiful county, on behalf Door Shakespeare, an adjoining property owner, it is respectfully requested that this application for a zoning change, made under the guise of requesting a conditional use permit, which would change an existing MC zone into a Light Industrial zone, should be denied as a matter of law and sound public policy,

Sincerely yours,

David R. Clowers
State Bar No. 1011279
Treasurer, Door Shakespeare

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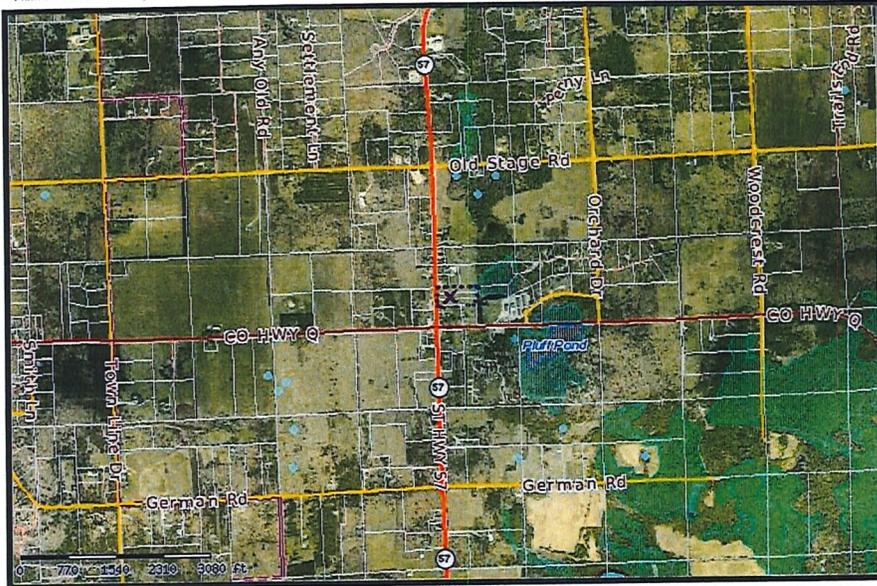
BIERMAN

Printed 06/26/2020 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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BIERMAN

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



Door County, Wisconsin
... for all seasons!



Door County can not and does not make any representation regarding the accuracy or completeness, nor the source nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

Door Shakespeare
10038 State Hwy. 57
Sister Bay, WI 54234*

Mr. Fred Frey, Chair
Door County Board of Adjustment
% Door County Land Use Services Dept.
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Re: Tuesday, October 13, 2020 at 2:00 pm

Agenda Item 2.2, Door Shakespeare, Inc.; appeal Door County Resource Planning Committee decision whereby the committee conditionally approved a commercial storage facility; Liberty Grove.

Dear Chair Frey:

As you already know, Door Shakespeare is the corporate entity which has filed an appeal against the approval of the Bierman CUP development as we are an adjacent property owner.

To introduce myself, I have the high honor and the very great pleasure of serving as the Chair of Door Shakespeare, a treasured Door County theatrical company celebrating its 25th Silver Anniversary this year.

Late last year, Door Shakespeare purchased the property at 10038 State Hwy. 57, formerly the Blossom Flower Shoppe, etc. As an adjacent property owner, we have previously been notified of Mr. Richard Bierman's CUP application to buy and join together the three properties directly to the south of our new home and then blanket this property with a giant storage building complex.

<https://www.co.door.wi.gov/AgendaCenter/ViewFile/Agenda/10132020-753>

- 2 -

Suffice it to say that this area at the intersection of 57 and Q is slowly developing into a very quaint little shopping and cultural area, and that the construction of these industrial scale buildings is most certainly not in keeping with the image of the lovely little mixed use commercial developments already there.

In addition, there are already two other massive storage locker storage building complexes located within one-half mile of this property, one already owned by Mr. Bierman, raising questions as to why an additional blank-walled, soulless, massive complex is needed at this location.

To alienate further those of us who live and work next to this proposed development, the two other storage locker facilities are located on side streets well off State Hwy. 57, the first on Settlement Road, further hidden behind a berm from STH 57, and the second, owned by Mr. Bierman, located just two blocks down County Road Q from STH 57.

This proposed development is located right on State Hwy. 57 with an entrance also right on State Hwy. 57. While there will be some setbacks and the planting of trees, those trees will take 25 years to reach full maturity, leaving the massive structures exposed to a wide open view from the highway.

Since this light industrial, not mixed use commercial, project needs a CUP application, I am wondering why it is being permitted, and, equally to the point, why the developer feels that a massive 35,000 square feet of building area needs to be built at this location. More to the point, why is the scale of this proposal even being considered and why hasn't the developer been asked to come back with something more in keeping with this quaint area?

The 35,000 square foot size of the impermeable surface area of those roofs strikes me as incredibly excessive and would strongly suggest the high probability of causing considerable flooding downstream through the wetlands at the rear of these properties.

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- 3 -

In point of fact, storage locker buildings are rarely placed on the main road, especially a State Highway, as they are much more in keeping when located on less visible side roads. I would hate to see massive, blank walled, steep sided, industrial-sized buildings lacking any kind of personality interrupting the quaint charm at this intersection of 57 and County Q on the property immediately adjacent to our new home.

I have previously submitted this situation to the Board of Directors of Door Shakespeare, and they have gone on record as unanimously opposing the granting of this CUP request.

I ask that your committee NOT to approve this CUP request from Mr. Bierman. I thank you for your thoughtful consideration of this request, as I remain,

Yours very truly,

Carl Zapffe,
Chair,
Door Shakespeare

* - Door Shakespeare's actual Mailing Address:

PO Box 351
Baileys Harbor, WI 54202

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Riemer, Linda

From: Judy Drew <judydrew@att.net>
Sent: Monday, October 12, 2020 9:26 AM
To: Riemer, Linda
Cc: Amy Ensign; Steven Kane; Kerstin Kit Conner; Michael Stebbins; Paulette Laufer; David Clowers; Dawn Crane; Carl Zapffe; Mary Lynn Brotherhood
Subject: Door County Board of Adjustment Hearing, Tuesday, October 13, 2 pm: Door Shakespeare Appeals DC Resource Planning Decision
Attachments: DoorShakespeare_Boardof AdjustmentHearing_101320.docx

Good morning, Ms. Riemer.

I am unable to attend the Door County Board of Adjustment hearing on Tuesday, October 13, at 2 pm. I'm opposed to the approval of the Bierman CUP and have attached my written testimony. My letter makes reference to a 7/15/20 email from Brian Forest, Conservationist, Door County Soil & Water which I will forward under separate cover.

Thank you. Please let me know if you need any additional information.

Best regards,

Judy M. Drew
544 Louisiana Street
Sturgeon Bay, WI 54235
920-495-0644

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Door County Board of Adjustment
c/o Door County Land Use Services Dept.
Door County Government Center
421 Nebraska St.
Sturgeon Bay, WI 54235

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LAND USE SERVICES DEPARTMENT

**RE: Door Shakespeare, Inc., Appeals DC Resource Planning Committee decision
to conditionally approve a commercial storage facility; Liberty Grove, Tax Parcel Nos.
018-01-17312833F1, 33F2 and 33F3**

I am unable to attend the Board of Adjustment hearing on Tuesday, October 13, due to a medical appointment; however, I oppose the approval of the Bierman CUP and submit the following for review and consideration.

I have been a resident of Sturgeon Bay for 18 years, and I'm currently serving as Vice-Chair of Door Shakespeare's Board of Directors. In addition to the issues other board members and staff will address today, I am concerned about the impact of Mr. Bierman's project on the wetlands at the rear of the parcels under consideration. I'm not an expert by any means, but prior to retiring, I was the assistant director for The Ridges Sanctuary, and my time there made me acutely aware of the role the wetlands play with respect to water purification, groundwater recharge, flood protection and wildlife habitat.

Earlier this year, I consulted with Brian Forest, a conservationist with Door County Soil & Water. He expressed his concerns in an email dated 7/15/20 which I have forwarded separately. Although we do a much better job of protecting our wetlands now, you can see from the maps provided in Mr. Forest's email, this hasn't always been the case, and, clearly, the wetland complex in our area has been dramatically reduced by development over time. The aerial view on the right illustrates not only the decrease in size of the wetland complex, but also shows how current development already bisects the wetlands running northwest to southeast.

Developments like Mr. Bierman's proposed storage facility typically employ a number of impervious surfaces (parking, access paths, even the storage structures themselves, given their size) which contribute to stormwater runoff, flooding and water quality if not addressed by a functional engineered stormwater management plan. Mr. Forest noted in his email that if the amount of impervious surface (roof, driveways, etc.) exceeds one acre, it will most likely have to be reviewed by the DNR. One acre is equal to 43,560 square feet. The impervious surface created as a result of Mr. Bierman's project is 89,714 square feet.

With that for context, it only makes sense to take any and all steps necessary to protect our remaining wetlands when additional development is under consideration, and especially so when the project under review does not fit into the area as currently zoned.

I ask that the Board of Adjustment not approve Mr. Bierman's CUP. Thank you for your consideration of this important issue.

Sincerely,

Judy M Drew
544 Louisiana Street
Sturgeon Bay, WI 54235
920-495-0644

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OCT 12 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Riemer, Linda

From: Judy Drew <judydrew@att.net>
Sent: Monday, October 12, 2020 9:34 AM
To: Riemer, Linda
Cc: Amy Ensign; Steven Kane; Kerstin Kit Conner; Michael Stebbins; Paulette Laufer; David Clowers; Dawn Crane; Carl Zapffe; Mary Lynn Brotherhood
Subject: Door County Board of Adjustment Hearing, Tuesday, October 13, 2 pm: Door Shakespeare Appeals DC Resource Planning Decision: 7/15/20 Email from Brian Forest

Ms. Riemer,

This email is referenced in my written testimony and should be included with the letter I submitted earlier today.

If you have any questions, please don't hesitate to contact me.

Best regards,

Judy M. Drew
 544 Louisiana St.
 Sturgeon Bay, WI 54235
 920-495-0644

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DOOR COUNTY
 LAND USE SERVICES DEPARTMENT

----- Original message -----

From: "Forest, Brian" <bforest@co.door.wi.us>
 Date: 7/15/20 12:00 PM (GMT-06:00)
 To: 'Judy Drew' <judydrew@att.net>
 Subject: RE: Thursday, July 16th DC Resource Planning Committee at 3:00 pm.

Hi Judy,

I haven't been able to locate any additional information, regarding the status of this project.

I asked Greg Coulthurst, reviewer of stormwater runoff plans in our office, and he has not seen a plan. He did see some preliminary sketches, regarding building the proposed structures, but nothing formal. Greg is anticipating that a stormwater plan could be a requirement, based on the conditions of the permit and the final design. If the amount of impervious surface (roof, driveways, etc) exceeds one acre, it would likely be review by the Wisconsin DNR. So...from a stormwater runoff concern, our office has not yet received a copy of anything to review.

As I mentioned, I would not be the one reviewing, but I hope that consideration to the proximity of the wetlands to the east will be made. I'm sure that they will be part of the evaluation, but I think an understanding of how the development might possibly impact them will be important. I know that some situations require a delineation to verify boundaries illustrated on the map...I'm not sure if that has happened, or will be necessary with this site.

My concern with the wetlands in that area is based on my knowledge of the many years of development that has occurred in that area and the impact that it has had on the once large open water/ wetland complex that exists there. Road construction, residential development and construction of storage buildings have all contributed to the significant changes in this area. Attached are two photos that I've used in presentations that discuss impacts to wetlands and groundwater resources. The first is an image from 1938, the second from 2019. It's a striking difference, and I hope that future development in the area will take the remaining natural resources into consideration.



As I mentioned, I will not play a direct role in any of the permitting or decisions made, but I am always willing to provide feedback on anything I might know regarding the natural resources throughout the county.

Brian

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Michael Stebbins
2121 E. Capitol Drive, #610
Shorewood, Wisconsin 53211

Mr. Fred Frey, Chair
Door County Board of Adjustment
% Door County Land Use Services Dept.
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

October 12, 2020

Dear Mr. Frey:

I am writing to express my opposition to the Richard Berger and the Keith & Christine Bridenhagen Trust (on behalf of Richard Bierman) CUP (Conditional Use Permit) application.

To grant the CUP application, which would convert Mixed Use Commercial (MC) zones into a Light Industrial (LI) zone, would be a disservice. The proposed storage building/s use does not fit within the parameters of Chapter 2.03 Purpose and intent of zoning districts, Section (17) Mixed Use Commercial (MC), which states, "Lot sizes of at least 20,000 square feet are required for new lots which are not served by public sewer."

The proposed new commercial storage facility's use does, however, meet the criteria for Chapter 2.03, Section (19), Light Industrial (LI) zoning districts:

"This district is intended for manufacturing, warehousing, and other light industrial operations ... trade or contractor establishments, commercial storage facilities, and similar businesses. Such uses should not be detrimental to the surrounding area or to the county as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, degradation of groundwater, or other nuisance factors ... Lot sizes of at least 60,000 square feet are required for new lots."

The Conditional Use Property application is, then, a way to skirt around the fact that what is currently an MC zoning district would become a LI zoning district; a way to combine the three 20,000 square foot lots into one 60,000 lot, as required in order to be a LI zoned district.

While understanding that a CUP application is the procedural way to convert a MC zoned district into a LI zoned district, the opposition comes in what is meant by the following: "Such uses should not be detrimental to the surrounding area or to the county as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, degradation of groundwater, or other nuisance factors." What is the guarantee that by granting the CUP application that the aforementioned will not take place?

To speak to the physical appearance of a 60,000 square foot lot devoted to storage units is challenging, but there is every likelihood that their appearance would be detrimental - certainly less than appealing. With the understanding that storage units will attract primarily vehicles coming and going, would that not be cause for concern when it comes to "noise, dust, smoke/odor and traffic?"

By allowing the CUP application to be granted, once the storage units are built, the deed is done. There

will be no chance for other retailers, restaurants/lounges, or other attractions to be built upon those three parcels of land. By allowing the CUP application to be granted, Liberty Grove will not have the opportunity to become another in a long line of strollable burgers along Hwy 57. I therefore request, on behalf of Door Shakespeare, which sits next door to these lots, these lots whose future life and livelihood is under consideration, that the CUP application be denied.

Sincerely,
Michael Stebbins
Producing Artistic Director, Door Shakespeare

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

July 1, 2020

With regards to parcel #s 018-01-17312833F1, F2, &F3
in The Town of Liberty Grove :

We the undersigned surrounding property owners located (the borough of old Germantown) around the intersection of Cty. Q and Hwy. 57, are concerned as to the impact that the intended future application of these above stated parcels might have, resulting in an overwhelming, most significant "industrial-park like" presence in our neighborhood, as well as in the better interests of navigating Door County's overall image thoughtfully.

Otherwise a mostly quaint local, featuring fine arts, culinary, cultural and boutique attractions, collectively our efforts are developing this borough as a noteworthy destination offered to the Door County tourist industry.

As residents of Liberty Grove Township, perhaps it is in all of our best interests, that this sort of application, involving the proposed scale of construction, should be reserved for positioning in a more discrete "off-the-beaten-path" location, than directly placed in both appearance and function on the hopefully scenic northern miles of one of our primary roads ie. State Highways. :

<u>Name</u>	<u>Address</u>
Don & Sean Thompson Trust	- 10048 Hwy. 57 Sister Bay
Tom Thompson	- 620 Gy. Rd. NP Ellison Bay
	- 11868 N. Newport Ln. Ellison Bay

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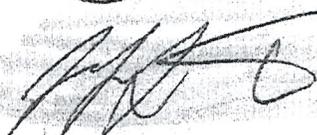
DOOR COUNTY
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<u>Name</u>	<u>Address</u>
Donna Lee	1457 E Door Bluff Road Ellison Bay, WI
	11218 Frontier in Ellison Bay WI
Griffin OLSON	12090 State Hwy 42 Ellison Bay, WI 54210
Evan GRESKO	11811 Mink River Road
Vance SIMMONS	1423 Dragon Fly Lane
Ronald H. Day	10920 Co 22, SATEL BAY, WI
Mary Neuvrahten	1230 Gannet Bay Rd Ellison Bay WI 54210
CORINE PETERSILKA	9239 FISH CREEK WI 54212
Janice SIMMONS	11811 Mink River Rd

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19

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Name:

Address:

JUDITH C. SEILER Judith C Seiler	10048 Hwy 57 Sister Bay WI 54234
Karl W Babelmann Karl W Babelmann	821 S State Highway 57 Baileys Harbor, WI 54202
Jeffrey Sedell	AQUA LAND Camp Resort
Mary Brown	7754 Chapel Ln. Baileys Harbor
Christy [unclear]	7754 Chapel Ln. Baileys Harbor
Frank [unclear]	"
Lisa Brotz	"
Jim Kaye [unclear]	9589 N Bay Dr B.H.
James C. [unclear]	11751 Beach Rd S.B.
David Q Bogden	1574 BLUEBIRD TRAIL E.B.
[unclear]	1981 Kelp Rd, Baileys Harbor, WI, 54202
Charlotte Bogden	1574 Bluebird Trail EB.
[unclear]	4267 GARDNER BLUFF FC.
[unclear]	12107 Rustic Lane, Ellison Bay
Jill Maxfield	1848 Winding Lane, Baileys Harbor
[unclear]	426 Antler Rd Ellison Bay 54210
[unclear]	19655 Jamestown Pl. unit 201 Bristol, WI 53104
Steve Fusher	Box 908 Sister Bay WI 54234
Joseph Behrens	10567 Westwood Drive Sister Bay, WI 54234
Matt Roberts	PO Box 16 Sister Bay, WI 54234
Jana Muga	PO BOX 175, Sister Bay WI. 54234

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37

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20

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Name:

Address:

Collin Kye	10451 Tondio Dr. Ephraim WI
Mary & Ernest	9508 Maple Grove, Fish Creek
John & Helen	12590 Highway 42 Ellison Bay
John & Katherine	10282 Oak Stage Sister Bay
Alice Bernhard	10055 St. Hwy 57, Sister Bay
Gerhard Bernhard	10055 Hwy 57, Sister Bay
Paul & Betty	2728 Pioneer Rd Sister Bay
Alfred	2775 Pioneer Rd Sister Bay
Edwin Reed	2726 Pioneer Rd Sister Bay
Julia	2729 Pioneer Rd Sister Bay
Alfred	2729 Pioneer Rd Sister Bay
Bob	9168 Hwy 57, Bailey's Harbor
Paul & Ann	11836 Milk River Rd. Ellison Bay
Carol & Katherine	11715 Juice Mill Lane Ellison Bay
Theresa	10068 Hwy 57 Sister Bay
Mitch & Heather	10241 Orchard Rd Sister Bay
Donald Badtke	10047 Hwy 57 Sister Bay
Butch & Ann	3293 Kangaroo Ranch Rd. Bailey's Harbor
Judy New	10002 St. Hwy 57 Sister Bay
Tracy Hill	2772 Arbor Dr #1302 Sister Bay
Sam & Ann	10168 Orchard Rd Sister Bay

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Name:

Address:

Sara Unkefer	2570 COUNTY Q Sister Bay, WI 54234
Deanna Clayton	2571 COUNTY Q SISTER BAY WI 54234
Eileen Jacobson	9990 Hwy. Sister Bay, WI 54234
Brett Kosmider	9993 Hwy 57, SB WI 54234
Peggy Reinick	4360 Juddville Rd, FC WI 54212
Theresa Wans	10172 State Highway 57 Sister Bay, WI 54234
Theresa Evans, Richard (Pete) Evans	2478 Old Stage Rd. Sister Bay, WI 54234
Stephanie Evans	2478 Old Stage Rd. Sister Bay, WI 54234
Scott Zimmerman	2478 Old Stage Rd. Sister Bay, WI 54234
Madelyn Claff	9993 State Hwy 57 Sister Bay WI 54234
Kurt Witt	10546 County CN Sister Bay
Roberta Thelen	7817 Red Cherry Rd. Barley Harbor
Peter Thelen	7817 Red Cherry Rd. Barley Harbor
James P. Surges	9922 TOWNHINE DR.
Kathy M. Surges	2680 GERMAN ROAD
MIKE SURGES	299 GIBVATHR RD.
Janet Peters	2514 Lake Forest Park Rd Sturgeon Bay
Frankie Pats	2314 Lake Forest Park Rd Sturgeon Bay WI
Marjorie L. Lette	2620 Hwy Q Sister Bay
Doug Lette	2620 Hwy Q Sister Bay

