

**NOTICE OF PUBLIC MEETING
DOOR COUNTY RESOURCE PLANNING COMMITTEE**

**DOOR COUNTY GOVERNMENT CENTER
421 NEBRASKA STREET
STURGEON BAY, WI 54235**

The Door County Resource Planning Committee will conduct a regular business meeting on Thursday, June 4th, 2020 beginning at approximately 2:00 p.m., after public hearings scheduled to start at 1:00 p.m.

In response to the public health emergency in connection with the COVID-19 pandemic, the meeting will be virtual only. The committee will be assisted in conducting the meeting by staff who will be located in the Door County Government Center County Board Room (C101, 1st Floor) and Peninsula Room (C121, 1st Floor) at 421 Nebraska Street, Sturgeon Bay, Wisconsin. Applicants and members of the public may monitor and participate remotely only.

To join the hearings and meeting via computer, click on the following link, <https://doorcounty.webex.com/doorcounty/onstage/g.php?MTID=e600185e62e1c504b5d544b340e001c28> , enter your name and e-mail address when prompted (the password is entered for you), and then click "join."

Alternatively, using the free smartphone app "Cisco WebEx Meetings," click "join" a meeting and then enter the meeting number/access code (965 687 974) and password (June42020rpc).

You may also simply call (408) 418-9388 and enter the meeting number/access code.

Those who cannot participate remotely should call (920) 746-2323 or e-mail lriemer@co.door.wi.us . We will endeavor to facilitate reasonable access for people who cannot participate remotely.

AGENDA

- 1.0 Open meeting.
- 2.0 Verification of proper notice and posting procedures; quorum present; adoption of the agenda.
- 3.0 Public comment.
 - a) Information may be received from members of the public, *except* information related to a pending hearing (e.g., zoning amendment or conditional use permit).
 - b) Extensive discussion and all action must be deferred until and unless specific notice of the subject matter is included on the agenda.
- 4.0 Correspondence: May 18, 2020 e-mail from Department Director Goode to town officials and community association coordinators re: relaxed county zoning regulations for outdoor business activities during the public health emergency.
- 5.0 Review and act on minutes of May 7, 2020 meeting.
- 6.0 Zoning matters.

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6.1 Zoning ordinance text amendment petition.

Resource Planning Committee; amend Door County Comprehensive Zoning Ordinance Chapter 14, Communications Support Structures and Related Facilities.

6.2 Conditional use permit application.

Thomas Jordan; establish nonmetallic mine on 3.94 acres of 10.17-acre parcel; directly north of 1342 East Side Road; General Agricultural (GA) zoning district; Washington.

7.0 Budget matters.

- a. 2020 budget year-to-date update.
- b. 2021 vehicle replacement.
- c. 2021 tech outlays.
- d. 2021 Capital Improvements Plan.
- e. FYI: 2021 non-CIP outlays: None.

8.0 FYI/review: RPC/plan commission reference materials, which may be found on-line at this link: <https://www.co.door.wi.gov/164/Land-Use-Services> .

9.0 Future meeting schedule.

June 18, 2020 - No meeting.
 July 2, 2020 - ?
 July 16, 2020 - ?

10.0 Meeting per diem code.

11.0 Adjourn.

** Deviation from the order shown may occur. **

David Enigl, Chair
 Resource Planning Committee
 County Government Center
 421 Nebraska Street
 Sturgeon Bay, WI 54235

MKG/SV/lr
05/28/20

Notice in compliance with the Americans with Disabilities Act: Any person needing assistance to participate in this meeting should contact the Office of the County Clerk at (920) 746-2200. Notification 48 hours prior to a meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Monday, May 18, 2020 1:06 PM
To: 'admin@baileysharborwi.org'; 'bhchairdoug@gmail.com'; 'timtishler@sbcglobal.net'; 'deputyclerk@baileysharborwi.org'; 'townofclaybanks@gmail.com'; 'mdj920@gmail.com'; 'mdj920@gmail.com'; 'clerk@forestvilletown.com'; 'chair@forestvilletown.com'; 'mnelson6149@yahoo.com'; 'supervisor1@forestvilletown.com'; 'supervisor2@forestvilletown.com'; 'clerk@townofgibraltar.us'; 'ssohns@townofgibraltar.us'; 'lmerline@townofgibraltar.us'; 'jtownclerk@jportfd.com'; 'halsteadfarms@aol.com'; 'clarklake60@sbcglobal.net'; 'tlibertygrove@gmail.com'; 'jlowry@libertygrove.org'; 'ngoss@libertygrove.org'; 'office@townofsevastopol.com'; 'danwoelfel@townofsevastopol.com'; 'lindadwait@gmail.com'; 'nlanschutz@yahoo.com'; 'dancihlar@hotmail.com'; 'billutleydoor@gmail.com'; 'townoffice@washingtonisland-wi.gov'; 'chairman@washingtonisland-wi.gov'; 'mkickbush@hotmail.com'
Subject: county comprehensive zoning and outdoor business activities during COVID-19 public health emergency

Hi, town clerks, chairs, and plan commission chairs of zoned towns –

I hope this finds you safe and healthy.

We have been receiving questions about how/if outdoor business activities will be regulated by county comprehensive zoning this season. (The shoreland zoning ordinance does not regulate uses of property.)

Below, please find the guidelines our department intends to follow for the duration of the COVID-19 public health emergency. Please note that these guidelines are for businesses already authorized (or grandfathered) by the county – new or expanded businesses can't open up without permits, or in an area not zoned for the activity, etc. We also expect that businesses availing themselves of these options will behave in compliance with all applicable public health orders and guidelines.

- Generally, during this time period, our department will not require zoning permits to move business activities outside, except that:
 - We will require permits and ordinance compliance for the construction or placement of anything that the zoning ordinance defines as a structure requiring a permit. (Examples include porches, lean-tos, decks, food trucks that will be parked in the same spot for more than ten days, etc.) If someone isn't sure if a particular item requires a permit, they should call us. Business owners should also check with us before putting in any new ground-level impervious surfaces, such as patios, as we will need to make sure allowances are not exceeded.
 - We will require permits and ordinance compliance for signs intended to be kept in place after the public health emergency.
- The total business activity on the property should be comparable to what is currently authorized/grandfathered. (Example: If a bar or restaurant is authorized to have 100 seats, we'd expect there will still be 100 seats total on the property between the indoor and outdoor seating.)
- Outdoor business activities should be set up 10 feet from side lot lines and 20 feet from rear lot lines.
- Outdoor business activities and signs should use downlighting (as is already required by the ordinance for many uses, such as outdoor seating for restaurants). Downlighting is defined as: Lighting fixtures shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off

the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.

- The vegetative screening typically required for some outdoor business activities (like outdoor restaurant seating) will be waived.
- Off-street parking spaces should be used for business activities as a last resort (i.e., if the property has little or no other outdoor or green space to use).
- Use of rights-of-way or easements (streets, sidewalks, on-street parking spaces, etc.) for outdoor business activities will be governed by the entity or entities with authority over the right-of-way or easement.
- If the business was authorized with a conditional use permit and/or with special conditions attached, those conditions will likely still be applicable. We will evaluate such matters as requested on a case-by-case basis, though.

Please feel free to share this information with anyone you think may be interested, and please contact us with any questions.

Thank you!

Mariah Goode, Director
Door County Land Use Services Department
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235
Direct line: (920) 746-2224
Main office line: (920) 746-2323
FAX: (920) 746-2387
E-mail: mgoode@co.door.wi.us
Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

These minutes have not been reviewed by the oversight committee and are subject to approval or revision at the next regular committee meeting.

**MINUTES OF MEETING
DOOR COUNTY RESOURCE PLANNING COMMITTEE**

May 7, 2020

1.0 Open meeting.

Land Use Services Department Director Goode called a meeting of the Resource Planning Committee to order at 9:00 a.m. in the Door County Government Center County Board Room (C101, 1st Floor) of the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin.

Present:	<u>RPC Members</u>	<u>Staff</u>
	David Enigl	Mariah Goode
	Ken Fisher	Sue Vanden Langenberg
	Richard Virlee	Richard Brauer
	Roy Englebert	Joanne Kurowski (Tech Services)
	Vinni Chomeau (via WebEx)	

Others, participating remotely via software platform Cisco WebEx, for some or all portions of the meeting and hearings:

Terry McNulty	Nate Stark
Beth Hagen	Kyle Luedtke
Richard Grelck	Matt Matuszak
Nick Dokolas	Randy Dvorak
Sara Lancaster	Pete Hurth
John Lancaster	Renee Borkovetz
David Studebaker	Dale Stewart

2.0 Verification of proper notice and posting procedures; quorum present; adoption of the agenda.

After verification of proper notice and posting procedures, there was a motion by Fisher, seconded by Virlee, to adopt the agenda as presented. Motion carried unanimously.

3.0 Elect Resource Planning Committee Chair.

Motion by Fisher, seconded by Virlee, to nominate Enigl as chair, and calling for nominations to be closed and a unanimous ballot be cast for Enigl. Motion carried unanimously.

4.0 Elect Resource Planning Committee Vice-Chair.

Motion by Enigl, seconded by Virlee, to nominate Fisher as Vice-Chair, calling for nominations to be closed and a unanimous ballot be cast for Fisher. Motion carried unanimously.

5.0 Correspondence.

None other than what was already placed in the meeting packets.

6.0 Review and act on minutes of March 12, 2020 meeting.

Motion by Fisher, seconded by Virlee, to approve the minutes as presented. Motion carried unanimously.

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7.0 Adjourn to conduct seven public hearings, the first scheduled to begin at 9:15 a.m.

Consensus at 9:03 a.m. to adjourn the first portion of the business meeting in order to enter into the public hearings.

Committee members and staff agreed that, given the number of hearings to be held, in combination with the first-time use of a virtual platform for applicants and others to offer testimony, the hearings and decision-making would proceed slightly differently than typically. Rather than holding all hearings and then entering into a business meeting during which decisions would be made on all the applications, the committee would hold each hearing and then immediately following make the decision regarding that case.

The public hearings were then conducted, as shown below.

Case	Hearing Start Time	Hearing End Time (decision-making began)
McNulty	9:20 a.m.	10:07 a.m.
Town of Gibraltar	10:18 a.m.	10:49 p.m.
Dokolas	10:57 a.m.	11:11 a.m.
Lancaster	11:16 a.m.	11:32 a.m.
Sevastopol Schools	11:33 a.m.	12:00 p.m.
NE Asphalt	12:03 p.m.	12:22 p.m.
Dvorak	12:29 p.m.	12:53 p.m.

Breaks were taken from 10:51-10:57 a.m. and from 12:56-1:09 p.m.

8.0 Reconvene in regular business meeting (approximately 12:45 p.m.).

At 1:09 p.m. Chair Enigl reconvened the regular business meeting.

9.0 Zoning matters.

Since decisions had already been rendered on all seven zoning cases, Enigl simply had Goode reiterate the decisions for the sake of anyone who may have logged into WebEx at 12:45 p.m. or later for this portion of the business meeting.

Below are the decisions which were made during the hearing timeframes noted in the chart above.

9.1 Zoning amendment petitions.

- a. Lori McNulty; rezone 3.85 acres from General Agricultural (GA) to Mixed Use Commercial (MC) to be able to pursue authorization for a commercial storage facility established in an existing building without authorization; 248 STH 42 S; Forestville.**

Motion by Fisher, seconded by Chomeau, to recommend to the county board denial of the zoning amendment petition, for the following reasons:

1. The Town of Forestville board provided persuasive arguments in opposition to the proposed map amendment, including:
 - a. the existing district is a better fit for the property,
 - b. the request would only economically benefit one property owner,

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- c. there is no evident public good to be gained by the rezoning, and
 - d. if the property were to be rezoned, a multitude of uses could be established on the property that might be detrimental to the neighbors.
2. The potential project for which the zoning map amendment is being proposed is not well-defined, and no site plan or building elevations were provided.
 3. Since the project is not well-defined, it is not possible to determine whether the entire area requested to be rezoned actually needs to be rezoned, or whether a more modestly-sized area – which would preclude substantial subdivision of the rezoned area at a later date – would suffice.

Motion carried unanimously (4-0, Englebert abstaining).

- b. **The Town of Gibraltar; rezone 0.508 acres from Recreational Commercial (RC) to Light Industrial (LI) to pursue authorization for a bulk propane storage tank; 10997 Island Drive East; Chambers Island, Gibraltar.**

Motion by Chomeau, seconded by Fisher, to recommend to county board approval of the zoning map amendment petition as presented. Motion carried unanimously.

9.2 Conditional use permit applications.

- a. **Nicholas A. and Laura L. Dokolas; conditional use permit to establish a Motorized Recreational Equipment Sales/Service/Rentals business to run tours from the property and to train renters of Segways and electric scooters on an obstacle course on site; 3903 STH 42; Gibraltar.**

Motion by Fisher, seconded by Virlee, that:

- A. Nicholas A. and Laura L. Dokolas propose to establish a Motorized Recreational Equipment Sales/Service/Rentals business to run tours from the property and to train renters of Segways and electric scooters on an obstacle course, located at 3903 STH 42, Town of Gibraltar, Door County, Wisconsin, in Section 28, Town 31 North, Range 27 East and in a Village Commercial (VC) zoning district, under a conditional use permit.
- B. Following a public hearing, the Resource Planning Committee (RPC) finds and concludes that:
 1. The applicant has demonstrated by substantial evidence that the application and all conditions and requirements relating to the proposed conditional use are or will be satisfied.
 2. There was no substantial evidence to support the opposite conclusion.
 3. A conditional use permit is hereby granted, subject to the following conditions and requirements:
 - a. The use shall comply with all applicable local, state, and federal codes and ordinances, including obtaining all required approvals and permits prior to beginning establishment and use of the course.
 - b. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen

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from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.

- c. Segways or electric scooters leaving the property as a means of transportation, even as part of guided tours, shall not exit onto STH 42.
- d. A barrier, visual or physical, acceptable to both the town and the applicants shall be established between the training course and STH 42 on the northwest portion of the lot between the parking lot and the westerly lot line.
- e. An affidavit shall be recorded with the Deed to provide successors in interest notice of the conditional use permit and conditions and requirements.
- f. The entire project shall be completed by May 12, 2021.

Motion carried unanimously.

b. John W. II and Sara R. Lancaster; conditional use permit to establish an Art Gallery (pottery studio) in an existing 28' x 32' building; 8999 S. Highland Road; Gibraltar.

Motion by Virlee, seconded by Chomeau, that:

- A. John W. II and Sara R. Lancaster propose to establish an Art Gallery (pottery studio) in an existing 28' x 32' building, located at 8999 S. Highland Road, Town of Gibraltar, Door County, Wisconsin, in Section 02, Town 30 North, Range 27 East and in a Countryside-5 (CS5) zoning district, under a conditional use permit.
- B. Following a public hearing, the Resource Planning Committee (RPC) finds and concludes that:
 1. The applicant has demonstrated by substantial evidence that the application and all conditions and requirements relating to the proposed conditional use are or will be satisfied.
 2. There was no substantial evidence to support the opposite conclusion.
 3. A conditional use permit is hereby granted, subject to the following conditions and requirements:
 - a. The use must be established within 12 months of the issuance of the conditional use permit. At minimum, if a Door County Regular Zoning Permit is required, the permit shall be obtained within 12 months of issuance of the conditional use permit.
 - b. The use shall comply with all applicable local, state, and federal building codes and ordinances, including obtaining all required approvals and permits prior to beginning remodeling of the building and operation of the gallery.
 - c. Any outdoor lighting erected in conjunction with this use shall utilize lighting fixtures whose hood, lens, or combination thereof allow no direct beams of light to be seen from off the property or to be cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
 - d. An affidavit shall be recorded with the Deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

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e. The project shall be completed by May 12, 2021.

Motion carried unanimously.

- c. Sevastopol Consolidated School; conditional use permit to construct a 268' x 347' irregularly-shaped, two-story addition south of the gymnasium and east of the portion of the school that will remain, and a two-story staircase on the north side of the remaining portion of the school; 4550 STH 57; Sevastopol.**

Motion by Chomeau, seconded by Englebert, that:

- A. The Sevastopol Consolidated School proposes to demolish a portion of the existing school and construct a 268' x 347' irregularly-shaped, two-story addition south of the gymnasium and east of the portion of the school that will remain, and a two-story staircase on the north side of the remaining portion of the school, located at 4550 STH 57, Town of Sevastopol, Door County, Wisconsin, in Section 24, Town 28 North, Range 26 East and in a Mixed Use Commercial (MC) zoning district, under a conditional use permit.
- B. Following a public hearing, the Resource Planning Committee (RPC) finds and concludes that:
1. The applicant has demonstrated by substantial evidence that the application and all conditions and requirements relating to the proposed conditional use are or will be satisfied.
 2. There was no substantial evidence to support the opposite conclusion.
 3. A conditional use permit is hereby granted, subject to the following conditions and requirements:
 - a. A Door County Regular Zoning Permit authorizing construction of the building shall be obtained within 12 months; construction must begin within 12 months of the issuance of the regular zoning permit.
 - b. The project shall comply with all applicable local, state, and federal building codes and ordinances, including obtaining all required approvals and permits prior to beginning construction.
 - c. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
 - d. The two conditions outlined in Greg Coulthurst's February 20, 2020 memo shall be met to the satisfaction of Door County Soil & Water Conservation Department (SWCD) staff:
 - i. A Type A liner is required for the wet detention pond, due to the pond being blasted and/or excavated into bedrock.
 - ii. Prior to the Type A liner placement, the SWCD shall inspect the bottom of the pond after blasting and/or removal of bedrock. The purpose of this inspection is to ensure that any major fractures or crevices are properly filled and to reduce the potential for pond failure.

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- e. Landscaping for the new parking area shall be planted in accordance with Door County Comprehensive Zoning Ordinance Section 7.03, Parking area landscaping requirements.
- f. The entire project shall be completed by May 12, 2023.

Motion carried unanimously.

d. Northeast Asphalt, Inc.; conditional use permit for a temporary asphalt plant within the existing nonmetallic mine; 4429 Mathey Road; Sevastopol.

Motion by Fisher, seconded by Englebert, that:

- A. Northeast Asphalt, Inc. proposes to establish a temporary asphalt plant within the existing nonmetallic mine, located at 4429 Mathey Road, Town of Sevastopol, Door County, Wisconsin, in Section 22, Town 28 North, Range 26 East and in a Prime Agricultural (PA) zoning district, under a conditional use permit.
- B. Following a public hearing, the Resource Planning Committee (RPC) finds and concludes that:
 - 1. The applicant has demonstrated by substantial evidence that the application and all conditions and requirements relating to the proposed conditional use are or will be satisfied.
 - 2. There was no substantial evidence to support the opposite conclusion.
 - 3. A conditional use permit is hereby granted, subject to the following conditions and requirements:
 - a. The project(s) shall comply with all applicable local, state, and federal codes and ordinances, including obtaining all required approvals and permits prior to beginning on-site work.
 - b. The dates between which the temporary asphalt plant may operate are March 15th through November 15th, for the years 2020 through 2025. The plant may operate no more than 120 days total within each calendar year.
 - c. All activities related to the temporary asphalt plant operation shall occur only between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday, and between 6:00 a.m. and 2:00 p.m. on Saturdays.
 - d. Prior to beginning operations each year, Northeast Asphalt shall submit copies of approvals from the Environmental Protection Agency and the State of Wisconsin to the Door County Land Use Services Department showing that the plant complies with air quality, water quality, and noise standards, if applicable.
 - e. Northeast Asphalt shall annually contact the Wisconsin Department of Transportation, advise them of their course of action concerning access to Highway 42 and Highway 57, and comply with any recommendations made by that department.
 - f. All truck traffic related to the temporary asphalt plant operation is prohibited from using Ripp Road; all traffic shall be routed to County Highway P and/or state trunk highways.

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- g. Truck traffic related to the temporary asphalt plant operation shall not use "jake brakes" on Mathey Road.
- h. Dust shall be controlled on interior roads with environmentally acceptable materials that comply with Environmental Protection Agency standards.
- i. The temporary asphalt plant shall be removed from the premises within 60 days of completion of the project.

Motion carried unanimously.

e. Raymond P. and Barbara J. Hansen Trust (on behalf of Randy Dvorak); conditional use permit to establish a nonmetallic mine on a 15-acre parcel; south of 893 Jackson Harbor Road; Washington.

Motion by Fisher, seconded by Virlee, that:

- A. Raymond P. and Barbara J. Hansen Trust (on behalf of Randy Dvorak) proposes to establish a nonmetallic mine on a 15-acre parcel, located at south of 893 Jackson Harbor Road, Town of Washington, Door County, Wisconsin, in Section 32, Town 34 North, Range 30 East and in a General Agricultural (GA) zoning district, under a conditional use permit.
- B. Following a public hearing, the Resource Planning Committee (RPC) finds and concludes that:
 - 1. The applicant has demonstrated by substantial evidence that the application and all conditions and requirements relating to the proposed conditional use are or will be satisfied.
 - 2. There was no substantial evidence to support the opposite conclusion.
 - 3. A conditional use permit is hereby granted, subject to the following conditions and requirements:
 - a. The use must be established within 12 months of the issuance of the conditional use permit.
 - b. The project shall comply with all applicable local, state, and federal codes and ordinances, including obtaining all required approvals and permits prior to mining.
 - c. Hours of operation for any mine-related activities shall begin no earlier than 6 a.m. and shall conclude no later than 7 p.m.
 - g. The four conditions outlined in Greg Coulthurst's March 10, 2020 memo shall be met to the satisfaction of Door County Soil and Water Conservation Department (SWCD) staff:
 - i. An ownership signature will be required following Dvorak's purchase from the Hansen Trust.
 - ii. A storm water permit will be required by the WI DNR. Evidence of WI DNR coverage is required.
 - iii. A permanent benchmark within fifty feet of the mine site referenced to a USGS benchmark must be established and maintained throughout the life of the mine.

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- iv. Final submittal shall include two paper copies of all plan maps and narratives.
 - v. Any additional requirements as may be imposed by WI DNR.
- d. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
- e. An affidavit shall be recorded with the Deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

Motion carried unanimously.

9.3 Review/consider sponsorship of zoning text amendments regarding county communication tower regulations, Chapter 14, Door County Comprehensive Zoning Ordinance.

After much discussion, there was a motion by Chomeau, seconded by Englebert, to sponsor the amendments for public hearing as drafted/presented. It was noted that the proposed amendments will likely not satisfy all interested parties, but are a good-faith first step. Motion carried (4-1, Enigl "nay").

10.0 Budget matter: Review/decide whether to recommend 2021 Capital Improvements Plan (C.I.P.) county-wide address sign replacement project (~\$750,000).

Motion by Fisher, seconded by Englebert, to postpone discussion for one year the idea of replacing all of the address signs in the county, for these reasons: Given the current economic uncertainty facing the county and its residents, business owners, and towns due to COVID-19, this is not a wise use of county money, and towns will not be in a position to help offset costs. Instead, the Land Use Services Department should just work with towns and property owners to replace those signs most in need of replacement (i.e., those where the green has faded such that the white lettering is illegible).

Motion carried unanimously.

11.0 Future meeting schedule.

- May 21, 2020 - ?**
- June 4, 2020 - ?**
- June 18, 2020 - ?**

May 21: There will be no meeting or hearings.

June 4: There will be at least one hearing (Chapter 14 text amendments). It will begin at 1:00 p.m.

June 18: To be determined.

Meeting schedule as discussed noted.

12.0 Meeting per diem code.

Chair Enigl assigned code 507.

13.0 Adjourn.

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Motion by Fisher, seconded by Virlee, to adjourn the meeting. Motion carried unanimously.

Meeting adjourned at 1:54 p.m.

Reported by,

Mariah Goode
Land Use Services Director

Sue Vanden Langenberg
Zoning Administrator

MKG/lr

NOTICE OF PUBLIC HEARINGS BEFORE
THE DOOR COUNTY, WISCONSIN RESOURCE PLANNING COMMITTEE

DOOR COUNTY GOVERNMENT CENTER
421 NEBRASKA ST.
STURGEON BAY, WI 54235

In response to the public health emergency in connection with the COVID-19 pandemic, **the public hearings to be held by the Door County Resource Planning Committee on Thursday, June 4, 2020 will be virtual only.** The committee will be assisted in conducting the hearings by staff who will be located in the Door County Government Center County Board Room (C101, 1st Floor) and Peninsula Room (C121, 1st Floor) at 421 Nebraska St., Sturgeon Bay, WI. "Virtual only" is exactly what the name implies: the hearings will be conducted by means of remote communication (i.e., teleconference or video conference).

The committee business meeting to be held immediately subsequent to the hearings will also be conducted by teleconference or video conference only. Applicants and members of the public may monitor and participate in the hearings and meeting remotely only.

To join the hearings and meeting via computer, click on the following link, <https://doorcounty.webex.com/doorcounty/onstage/g.php?MTID=e600185e62e1c504b5d544b340e001c28>, enter your name and e-mail address when prompted (the password is entered for you), and then click "join."

Alternatively, using the free smartphone app "Cisco WebEx Meetings," click "join" a meeting and then enter the meeting number/access code (965 687 974) and password (June42020rpc).

You may also simply call (408) 418-9388 and enter the meeting number/access code.

The hearings will begin at 1:00 p.m., to give consideration to the applications listed below for a conditional use permit and zoning text amendments, as specified in the county comprehensive zoning ordinance:

TOWN OF WASHINGTON

Thomas Jordan requests a conditional use permit as required by Door County Comprehensive Zoning Ordinance Sections 2.05(3)(a), 4.05(3), and 11.04. The applicant proposes to establish a nonmetallic mine on 3.94 acres of a 10.17-acre parcel. The property is accessed from and located directly north of 1342 East Side Road and is located in Section 32, Town 34 North, Range 30 East and in a General Agricultural (GA) zoning district.

DOOR COUNTY COMPREHENSIVE ZONING ORDINANCE

The Resource Planning Committee proposes to amend the text of Door County Comprehensive Zoning Ordinance Chapter 14, Communications Support Structures and Related Facilities. These amendments would: remove the regulatory exemption for individual towers serving one property and instead exempt all towers 50 feet or less in height and all state-defined small wireless facilities; allow neighbors to waive setbacks; clarify how to show FCC and FAA compliance or non-applicability; allow out-of-state licensing for tower engineers; allow for alternatives besides letters of credit or performance bonds to ensure obsolete towers are removed; and renumber two existing sections.

A complete copy of the proposed text amendments is available for viewing upon request filed with the Door County Land Use Services Department.

The purpose of a hearing is to allow parties to explain how their interests are affected, how the public is affected, and to bring out any facts pertinent to the case related to public health, safety, convenience, and general welfare.

All interested parties are urged to view the hearings and/or give oral testimony remotely via the free software application WebEx. In-person attendance and testimony will not be permitted. Anyone wishing to offer oral testimony needs to register in advance with the Door County Land Use Services Dept.

Persons who intend to participate in a hearing are advised to be familiar with the Resource Planning Committee Guidelines for Virtual Hearings. The Guidelines, which include information on how to register to testify, may be found at: <https://www.co.door.wi.gov/AgendaCenter> .

Written testimony will be accepted on 8 1/2" x 11" paper only and must be received by 3:30 p.m. the day before the hearing. Anonymous correspondence will not be accepted. Letters may be made available for public inspection upon request filed with the Land Use Services Dept. Letters will be entered into the hearing record, but individual letters will not be read aloud. **Please note: any correspondence or testimony submitted for town-level proceedings regarding these matters does NOT get forwarded to the county.**

All application materials may be viewed by request. Application materials may also be viewed on-line approximately four business days before the hearing at: <https://www.co.door.wi.gov/AgendaCenter> . Additional materials may be posted up until 4:30 p.m. the day before the hearing.

A regular business meeting of the Resource Planning Committee shall follow the public hearings.

Those who cannot attend remotely should call (920) 746-2323 or e-mail lrriemer@co.door.wi.us so we may endeavor to facilitate reasonable access for you.

The list of names to whom this notice was sent via regular mail is available upon request filed with the Land Use Services Dept.

David Enigl, Chair
Door County Resource Planning Committee
c/o Door County Land Use Services Dept.
Door County Government Center
421 Nebraska St.
Sturgeon Bay, WI 54235
Phone: (920) 746-2323
FAX: (920) 746-2387

Publication Dates: May 20 & 27, 2020

05/15/2020

MKG/SV/lr

Door County Resource Planning Committee and Board of Adjustment Guidelines for Hearings Conducted “Virtually”

To mitigate the impact of COVID-19, Resource Planning Committee and Board of Adjustment hearings and meetings will until further notice be conducted as teleconference or video conference. Members of the public may observe or participate remotely via the free software application Cisco WebEx. Information on how to participate via WebEx may be found on the hearing notice or business meeting agenda.

General Information Regarding Testimony

- Written testimony must be mailed, e-mailed, or FAXed to the Door County Land Use Services Department, and must be received by 3:30 p.m. the day prior to the hearing.

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

E-mail: Iriemer@co.door.wi.us

FAX: (920) 746-2387

Phone: (920) 746-2323

- **Anyone wishing to offer live oral testimony for a hearing must register in advance. Registration must be received by 12:00 p.m. (noon) the day before the hearing.** You may register via mail, phone, FAX, or e-mail (please see above for all contact information options). When registering to testify, please provide the following information:
 - Full name.
 - Full mailing address.
 - E-mail address.
 - Cell phone number at which you may be reached the day of the hearing.
 - Case/project about which you wish to provide testimony.
 - Whether you wish to speak in favor or in opposition.
- All live testimony will use the free software application Cisco WebEx. Information about how to access the meeting may be found on the hearing notice or business meeting agenda.
- You will not have the ability to provide handouts to committee members. Any materials you wish the committee to review and have part of the record, including anything you plan on using as a visual aid during testimony, must be received by 3:30 p.m. the day prior to the hearing so we may post them on-line.

Hearing Format

At the start of the meeting, the Chair will explain the process that will be followed for the hearings.

Staff will provide an overview of each project at the start of that particular hearing. Testimony for each hearing will be taken as follows:

- Applicant, followed by others in favor of the project.
- Testimony from anyone in opposition.
- A rebuttal round will occur if testimony in opposition has been presented.
- All testimony will be taken in the order shown on the registration list.
- Only one person at a time may speak. Please mute yourself when it is not your turn to speak.

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MAR -2 2020

DOOR COUNTY LAND USE SERVICES DEPARTMENT

DOOR COUNTY LAND USE SERVICES
421 Nebraska Street - Door County Government Center
Sturgeon Bay, Wisconsin 54235
(920) 746-2323 - FAX (920) 746-2387

APPLICATION FOR CONDITIONAL USE PERMIT

TO THE ZONING ADMINISTRATOR. The undersigned hereby makes application for a CONDITIONAL USE PERMIT for the work described and located as shown herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Door County Comprehensive Zoning Ordinance.

1. OWNER NAME AND MAILING ADDRESS

Name Thomas Jordan
No. 1481 Street Main Road
City Washington Island State WI Zip 54246
Home Phone #
Daytime Phone # 920 - 535 - 0034
Email: tomtbicorp@yahoo.com

2. BUILDING SITE LOCATION

Fire # N/A Road East Side Road
Town of Washington
Local Phone # 920 - 847 - 2828

3. DEVELOPER NAME AND MAILING ADDRESS

Name Thomas Jordan & Julian Hagen
No. 1481 Street Main Road
City Washington Island State WI Zip 54246
Phone # 920 - 535 - 0034
Email: tomtbicorp@yahoo.com

4. PROPERTY IDENTIFICATION

Parcel No. 028 - 04 - 32343033B

5. USE

Proposed use of land or structure:
Nonmetallic Mine Site

6. SANITARY PERMIT

Type of System N/A
Sanitary Permit No.
Date of Issuance
Approximate date of installation

7. BUILDING PLANS AND SITE PLAN

TO SCALE BUILDING PLAN AND SITE PLAN REQUIRED. IF PLANS EXCEED AN 11" X 17" FORMAT, SUBMIT ONE COPY OF EACH SHEET REDUCED TO 11" X 17".

8. ROCKHOLES

A rockhole is any depression or opening in the ground surface through which gathered surface water enters bedrock and eventually joins groundwater.

To the best of your knowledge, do any rockholes exist on the lot?

X No Yes

If yes, show location on Site Plan.

9. FEE \$500.00

Make check payable to the Door County Treasurer.

10. AUTHORIZATION FOR INSPECTION

I hereby authorize the Zoning Administrator(s) to enter and remain in or on the premises for which this application is made at any reasonable time for all purposes of inspection relative to this petition.

11. SIGNATURE OF APPLICANT OR AGENT

Signature of Thomas Jordan II
Date 3/2/2020

Vertical stamp: Receipt No. 919, Date Permit Issued: 3-10-20, Fee 500.00, Certificate of Compliance: Date

Shoreland Zoning Yes/No (circled No) Zoning District GA (FOR OFFICE USE ONLY)

Inspections:

Table with columns: Date, Inspector, Remarks

Permit Issued: (by) (date) (for)

(w/conditions)

Permit Denied (by) (date) for the following reasons:

APPLICATION FOR CONDITIONAL USE PERMIT – ADDENDUM

A conditional use permit applicant has the burden of proof. S/he must demonstrate that the application and all requirements and conditions established by the Resource Planning Committee relating to the conditional use are or shall be satisfied, all of which must be supported by substantial evidence. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant meets this burden of proof, the Resource Planning Committee will grant the conditional use permit. If an applicant fails to meet this burden of proof, the conditional use permit application will be denied.

To aid in its review of the proposed project, the Committee will consider the Door County Comprehensive Zoning Ordinance criteria set forth below. Answer all portions of all questions completely. State "not applicable," if appropriate, offering an explanation as to why facts and information were not provided.

Please provide the Resource Planning Committee members substantial evidence regarding:

- 1) Whether the proposed project will adversely affect property values in the area.

No. Parcel is located in an isolated area, greater than 450 feet from the nearest residence and greater than 300 feet from East Side Road. Significant vegetative screening exists around the proposed site. Access will be from an existing driveway serving the developers property to the south.

- 2) Whether the proposed use is similar to other uses in the area.

Yes. An active sand mine 1,800 feet to the northeast and an historic town quarry 5,000 feet to the northeast.

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MAR -2 2020

- 3) Whether the proposed project is consistent with the Door County Comprehensive and Farmland Preservation Plan or any officially adopted town plan.

DOOR COUNTY LAND USE SERVICES DEPARTMENT

Not in Preservation Plan. Zoned General Agricultural but is not Prime Farmland. Mapped as Light Industrial for future land use.

- 4) Provision of an approved sanitary waste disposal system.

N/A Public Sewer N/A Private Onsite Wastewater Treatment System (POWTS)
Check One Check One
Existing Conventional Septic
New Other In-ground System
Holding Tank

- 5) Provision for a potable water supply. N/A

Public Water Supply (Liberty Grove Sanitary District #1 and Maplewood only) Well
Check One Check One
Existing Private Well
New Shared Well

- 6) Provisions for solid waste disposal. N/A

Commercial hauler
Private delivery to collection site
Other

- 7) Whether the proposed use creates noise, odor, or dust.

Noise: Blasting, crushing and loading operations will create noise, however due to the typical demand for materials, blasting and crushing will only occur at most, a few times per year.

Odor: Minimal.

Dust: Dust in the quarry and on the haul road will be controlled by applications of water, calcium chloride or other acceptable and approved compounds and methods.

Pedestrian Access N/A
___ Sidewalks
___ Path or Trail
___ No Pedestrian Traffic

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

919
500.00

9) Whether the proposed project adversely impacts neighborhood traffic flow and congestion.

Existing traffic: ___ High Levels ___ Medium Levels X Low Levels

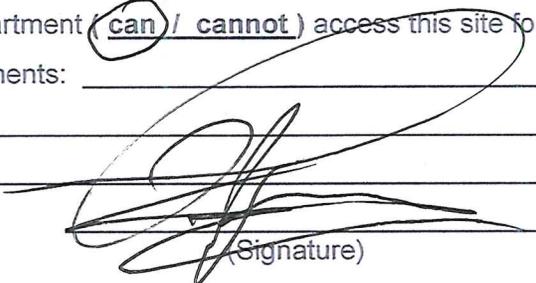
Based on a yearly demand of approximately 5,000 cubic yards would result in an daily average of only one truck load and a summer-time peak of 5-6 loads.

10) Adequacy of emergency services and their ability to service the site.

Take this form to the local Fire Chief with a copy of the plans for review. Have Fire Chief complete and sign below.

As Fire Chief of the Washington Island Fire Department, I have reviewed the plans of this project. Our Department (can / cannot) access this site for fire protection purposes.

Other Fire Chief comments: _____



Fire Chief 15 March, 20
(Date)

11) Provision for proper surface water drainage.

- X Natural Infiltration (explain below)
- X Some Grading of the Site (explain below)
- X Engineered Stormwater and/or Erosion Control Plan (attach)

See Mine Reclamation Plan

12) Whether proposed buildings contribute to visual harmony with existing buildings in the neighborhood, particularly as related to scale and design.

No buildings are proposed.

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

CONDITIONAL USE PERMIT ADDENDUM – PAGE 3

13) Whether the proposed project creates excessive exterior lighting glare or spillover onto neighboring properties.

No lighting is proposed.

14) Whether the proposed project leads to a major change in the natural character of the area through the removal of natural vegetation or alteration of the topography.

- Natural Vegetation: No Removal
- Some Removal
- Significant Removal (provide Landscape Plan)

See Mine Reclamation Plan

- Topography: No Change
- Some Change
- Major Change (provide Grading Plan)

See Mine Reclamation Plan

15) Whether, and in what amount and form, financial assurance is necessary to meet the objectives of this ordinance.

See Mine Reclamation Plan

16) Whether, and to what extent, site-specific conditions should be imposed to mitigate potentially problematic impacts of the use.

Hours of operation 6 am to 7 pm. Dust control procedures will be implemented.

17) The impact of the proposed project on public health, public safety, or the general welfare of the County.

Provide access to greatly needed aggregates on Washington Island will reduce costs and will reduce truck traffic on the ferry line.

The Resource Planning Committee will establish a completion date for the proposed project.

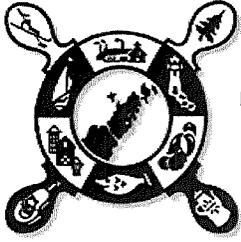
By what month and year will the project be completed? See Mine Reclamation Plan, _____

The Resource Planning Committee is allowed to consider topics in addition to the above. Please provide information on additional topics you think the Committee should or may consider in evaluating this project.

This mine will provide greatly needed materials on the island included dimension stone and rip rpa for shoreline projects, breaker run and gravel for roads and driveways and stone for home and other projects. Truck traffic on the ferries will be greatly reduced and material costs for consumers will be reduced.

Note that a conditional use permit will generally remain in effect as long as the conditions and requirements upon which the permit was issued are followed. Subsequent owners of the property are generally allowed to continue the use, subject to those conditions and requirements. An affidavit is to be recorded with the deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

The Resource Planning Committee may, however, impose conditions regarding the permit's duration, transfer, or renewal, in addition to any other conditions pertaining to ordinance standards or the specific criteria listed above. For example, the Committee may grant a limited term conditional use permit if a reasonable basis exists for such limitation. Any limited term conditional use permit may be subject to renewal after a re-evaluation of the use via a hearing before the Resource Planning Committee.



**DOOR
COUNTY
WISCONSIN**

(<http://www.co.door.wi.gov/>)

Search powered by
GCS

(<http://www.gcssoftware.com>)

Door County Web Portal

Directory of Municipal Officials (<https://www.co.door.wi.gov/635/4219/Treasurer-and-Assessor-Contact-Info>)

Wisconsin DOR

(<https://propertyinfo.revenue.wi.gov/wisconsinprod/search/advancedsearch.aspx?mode=advanced>)

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 <input type="button" value="v"/>	Real Estate	0280432343033B	028 - T OF WASHINGTON		THOMAS R JORDAN III 1481 MAIN RD WASHINGTON ISLAND WI 54246
Tax Year Legend: <input type="checkbox"/> = owes prior year taxes <input checked="" type="checkbox"/> = not assessed <input type="checkbox"/> = not taxed Delinquent Current					

Property Summary

Parcel #:	0280432343033B
Alt. Parcel #:	15 028 4 34 30 32 3 03 000
Parcel Status:	Current Description
Creation Date:	1/1/2019
Historical Date:	
Acres:	10.170

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
JORDAN III, THOMAS R	CURRENT OWNER		
HANSEN, RAYMOND	FORMER OWNER		
HANSEN TRST, RAYMOND & BARBARA	FORMER OWNER		
HANSEN TRSTE, RAYMOND & BARBARA	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

Tax Year	Last Updated	Type	Level
2019	1/1/1900 12:00:00 AM	SPLIT PARCEL	



Abbreviated Legal Description

(See recorded documents for a complete legal description)

W 1/2 SW 1/4 SW 1/4 SEC 32-34-30 EXC S 270' OF W 100' & EXC CSM#1269 & EXC 50'X270'TRCT DOC#816596 (<http://www.gcsoftware.com>)

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type #	Plat
	32	34 N	30 E	SW	SW				METES AND BOUNDS

District

Code ▲	Description	Category
	DOOR COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
6069	WASHINGTON ISL	REGULAR SCHOOL
1300	N.W.T.C.	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found

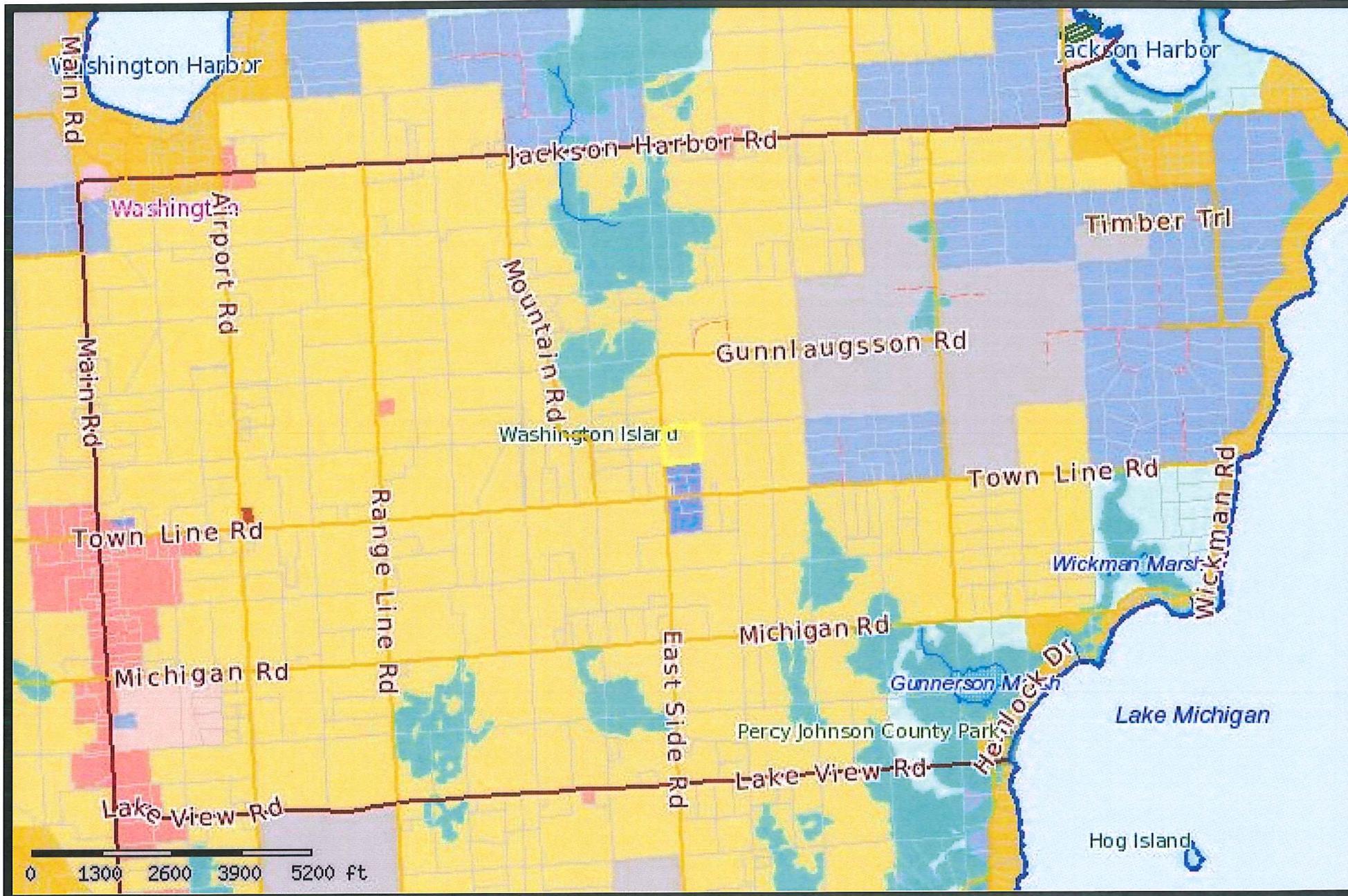
JORDAN

Printed 05/26/2020 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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JORDAN

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⊗ Only buildings within 300 feet of mine site are two commercial storage buildings on lot to the south. This property is also owned by the applicant.

Map

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Map

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**Hagen/Jordan
Nonmetallic Mining Reclamation Plan**

Project Location: SW1/4, SW1/4, Section 32, Township 34 N, Range 30 E,
Town of Washington, Door County, Wisconsin

Parcel: 028-04-32343033B

Prepared for:

Thomas Jordan & Julian Hagen
1481 Main Road
Washington Island, WI 54246

Prepared by:

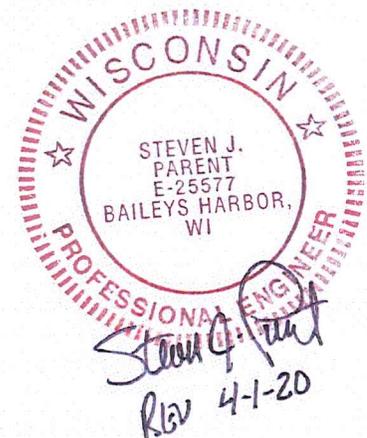
Steven J. Parent
Baudhuin Surveying & Engineering
312 N. Fifth Avenue
Sturgeon Bay, WI 54235

Section

- 1.
- 2.
- 3.
- 4.
- 5.
- Enc.

Description

Project Description
Mine Site Narrative
Operational Plan
Proposed Reclamation Plan
Reclamation Cost Estimate
Plan Set



SECTION # 1
PROJECT DESCRIPTION

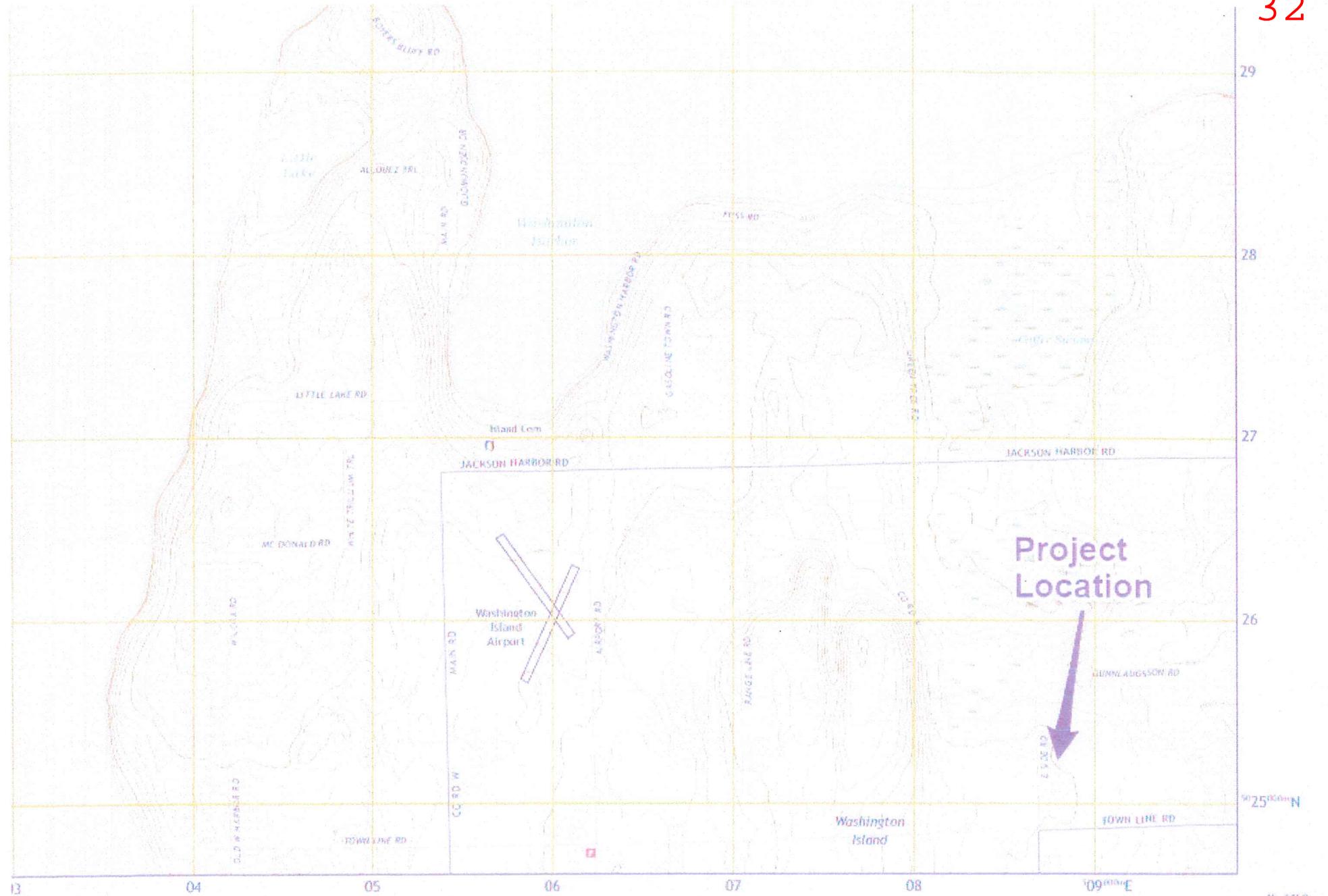
PROJECT DESCRIPTION

The proposed project will open up approximately 4 acres of a vacant, slightly wooded site to nonmetallic mining activities. The mine site was selected based on the need for aggregate materials on the island while limiting the number of trucks delivering aggregates to the island using the ferry service. Materials from the proposed mine site will serve both local contractors and homeowners needs.

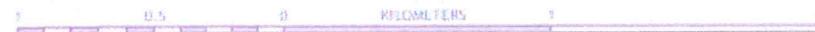
The new mine site was selected based on observed soil conditions, nearness to other mining activities, having access from an adjacent parcel owned by the applicant as well as being isolated from nearby neighbors.

The project is located in the SW 1/4, SW 1/4, Section 32, Town 34 N, Range 30 E, Town of Washington, Door County, Wisconsin.

The site is depicted on the following USGS Quadrangle Map and Tax Parcel Report.



SCALE 1:24 000



Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the Web Map of ...
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May 2019 Orthophoto as default backdrop



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Data Current through 14th February 2020

Parcel Number: 0280432343033B - TOWN OF WASHINGTON

PLSS Section-Town-Range: SW 1/4 of SW 1/4 32-34-30

Property Address: 0

Owner Name: THOMAS R III JORDAN

Mailing Address:

1481 MAIN RD
 WASHINGTON ISLAND, WI 54246

Legal Description:

W 1/2 SW 1/4 SW 1/4 SEC
 32-34-30 EXC S 270' OF W
 100' & EXC CSM#1269 & EXC
 50'X270'TRCT DOC#816596

Other Owners:

Recorded Doc: DOC# 828067, 816596

School District: WASH ISL

Valuations: 2019

Taxes: 2019

Acres: 10.17

Real Estate Tax: \$466.32

Land Value: \$33600

Special Tax: \$0.00

Improved Value: \$0

Forest Tax: \$0.00

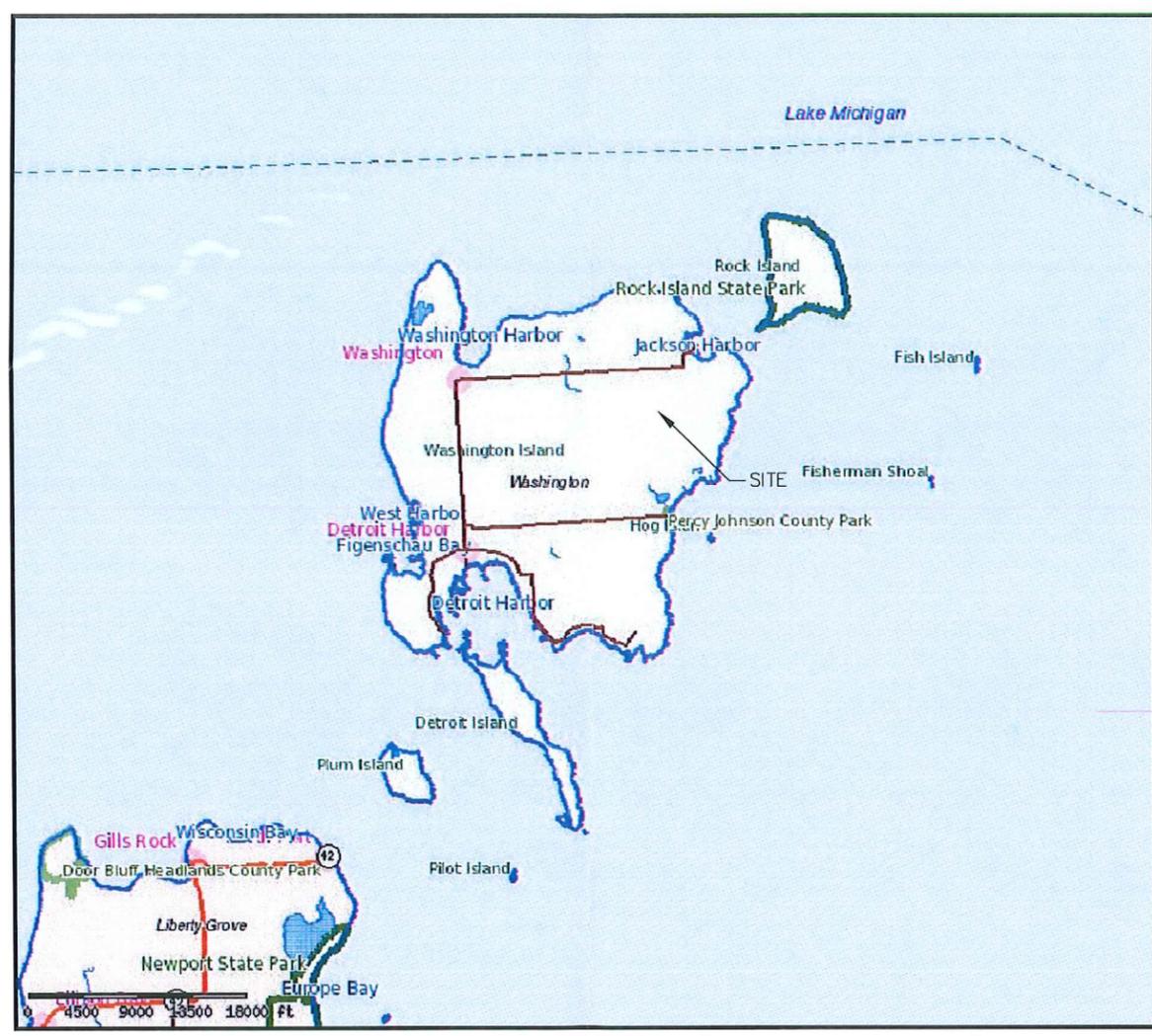
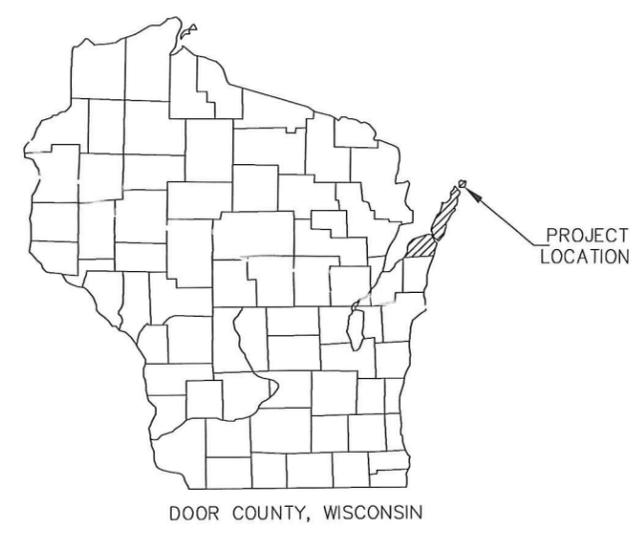
Forest Value: \$0

Est Fair Market Val: \$34200

Hagen/Jordan Quarry Site

GRADING, DRAINAGE,
& EROSION CONTROL PLANS

JOB NUMBER
24071



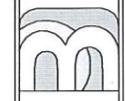
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1 OF 8	COVER & INDEX SHEET
2 OF 8	MINE SITE OVERALL PLAN & LEGAL DESCRIPTIONS
3 OF 8	PROJECT LOCATION & TOPOGRAPHY
4 OF 8	PROGRESSIVE & FINAL RECLAMATION PLAN
5 OF 8	CROSS SECTION A - A
6 OF 8	CROSS SECTION B - B
7 OF 8	CROSS SECTION C - C
8 OF 8	CONSTRUCTION DETAILS

PREPARED FOR:
JULIAN HAGEN
2701 WEST HARBOR ROAD
WASHINGTON ISLAND, WI
54246



DESIGNED BY S.J.P.	PROJECT PROPERTY MAY 2011	DRAWN BY ID
DATE 07-05	PLAN NAME DT-DES	DATE 1-20-20
REVISIONS	SCALE NONE	JOB NUMBER 24071



Hagen / Jordan Quarry

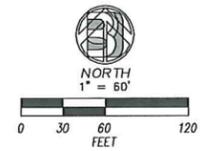
COVER &
INDEX SHEET

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1 of 8



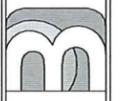
LOCATED IN:
 THE SW 1/4 OF THE SW 1/4 OF SECTION 32,
 TOWNSHIP 34 NORTH, RANGE 30 EAST,
 TOWN OF WASHINGTON,
 DOOR COUNTY,
 WISCONSIN.



PROJECT DIRECTOR:	DAVID BY:
ADVISOR:	DESIGNED BY:
PLAN NAME:	S.J.P.:
071-DES	DATE:
	3-1-20
	4-1-20
	APP. NUMBER:
	24071
	1" = 60'

312 N. 5TH AVE.
 P.O. BOX 105
 STURGEON BAY, WI.
 54235
 PHONE: 920-743-8211

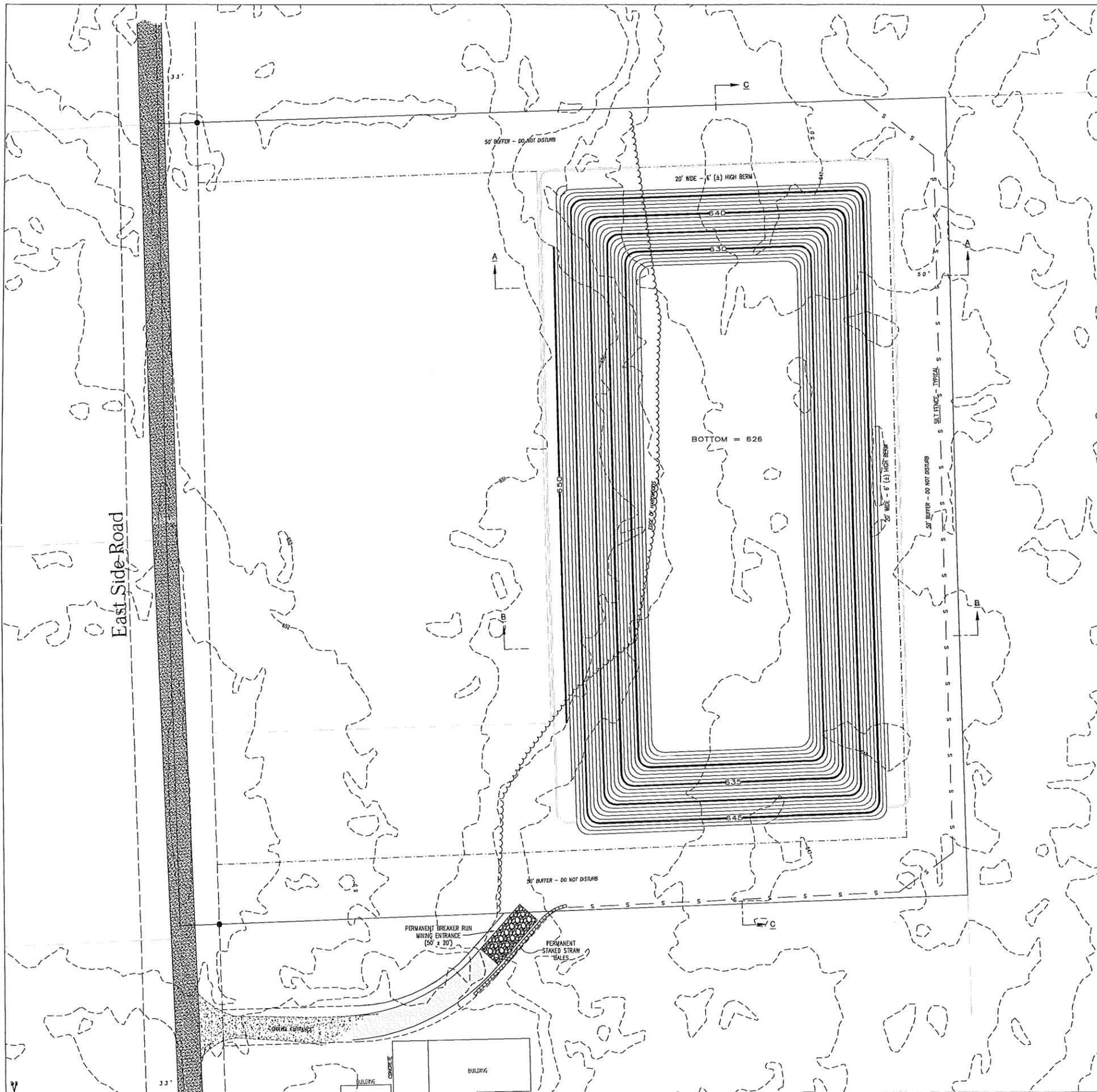
BAUDHUN
SURVEYING &
ENGINEERING



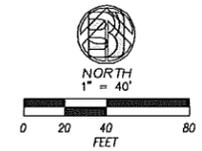
Hagen / Jordan Quarry

PROJECT LOCATION
 & TOPOGRAPHY

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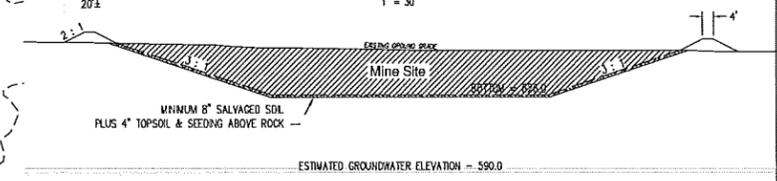
LOCATED IN:
 THE SW 1/4 OF THE SW 1/4 OF SECTION 32,
 TOWNSHIP 34 NORTH, RANGE 30 EAST,
 TOWN OF WASHINGTON,
 DOOR COUNTY,
 WISCONSIN.



NOTES:

1. GROUNDWATER ELEVATION ESTIMATED AT 590.0, PER DOOR COUNTY GIS MAP (SEE SECTION VIEW BELOW).
2. LOWEST POINT OF PROPOSED MINE SITE = 626.0 RESULTING IN THE BOTTOM OF THE QUARRY BEING APPROXIMATELY 36 FEET ABOVE THE AQUIFER.
3. TOPSOIL TO BE SAVED IN BERM SURROUNDING QUARRY. BERM TO BE APPROXIMATELY 20 FEET WIDE BY 6 FEET HIGH ALTHOUGH THE SIZE AND LOCATION MAY BE FIELD DETERMINED. INSTALL SILT FENCE ON LOW SIDE OF BERM UNTIL VEGETATION IS ESTABLISHED.
4. PROJECT SURVEYOR TO SET A PERMANENT BENCHMARK IN THE PROJECT AREA PRIOR TO FINAL APPROVAL. BENCH MARK TO BE REFERENCED TO USGS DATUM.
5. ACCESS EASEMENT TO BE RECORDED PRIOR TO QUARRY APPROVAL.
6. CONTRACTOR SHALL FOLLOW ALL MSHA/OSHA REGULATIONS REGARDING DUST CONTROL, BLASTING, AND CRUSHING OPERATIONS. ADDITIONAL DUST CONTROL INCLUDING WATER APPLICATION AS NEEDED SHALL BE IMPLEMENTED IF DIRECTED BY COUNTY BASED ON ANY OBSERVED NEIGHBOR IMPACTS. DISTANCE TO NEAREST RESIDENCE EXCEEDS 300 FEET ELIMINATING ANY SPECIFIC NOISE CONTROL MEASURES.
7. ALL RESTORED / RECLAIMED AREAS SHALL RECEIVE A MIN. OF 8" OF SALVAGED SOIL PLUS 4" OF TOPSOIL & SEEDING, FOR A TOTAL OF 12" OF RECLAIMED SOILS.

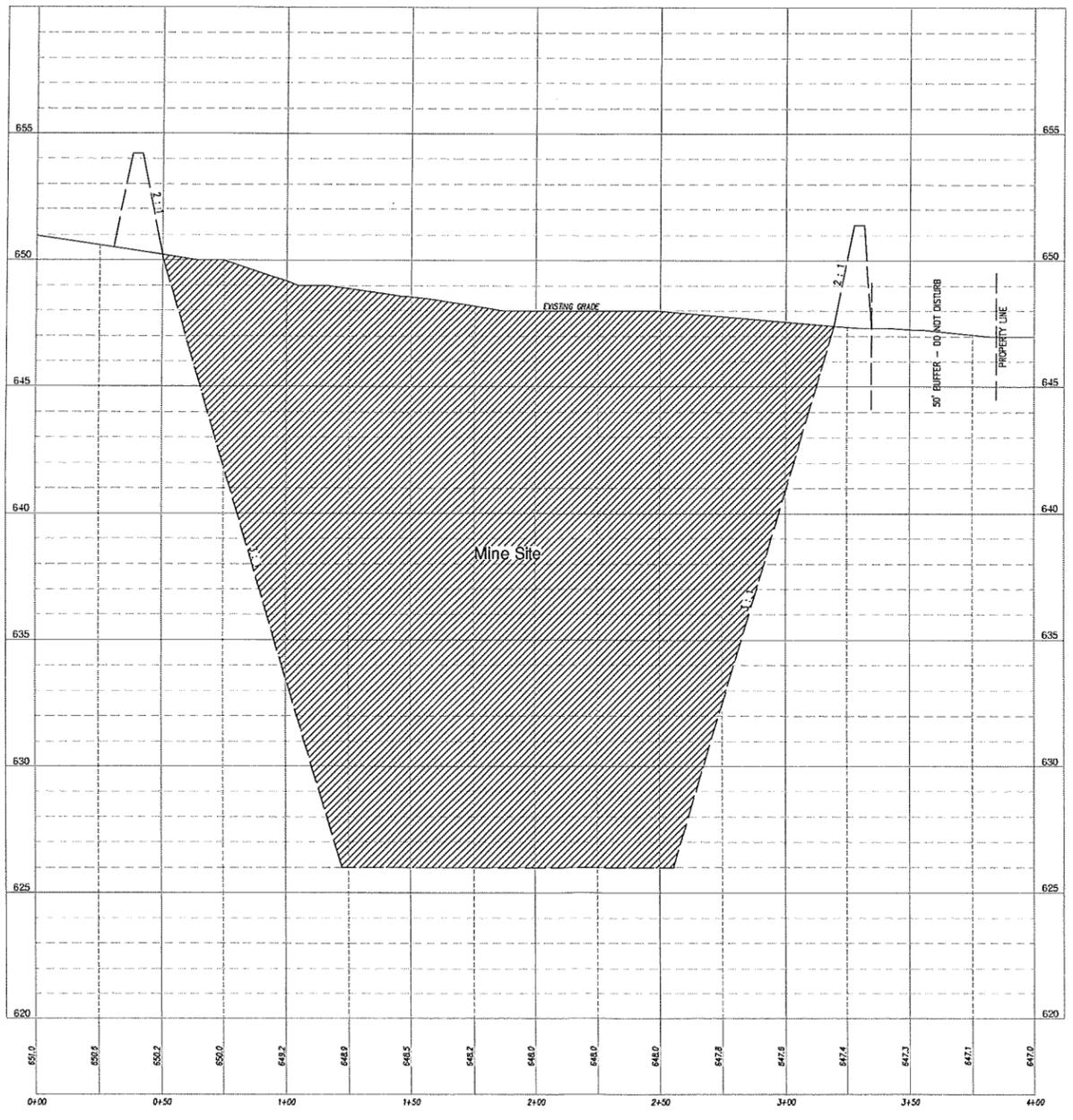
TYPICAL MINE SECTION VIEW
 1" = 30'



DRAWN BY: MS PROJECT GEOGRAPHY: MICH WINT PLAN NAME: 071-055 REVISION: 2-27-20 JOB NUMBER: 24071 SCALE: 1" = 40'	312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	BAUDHUIN SURVEYING & ENGINEERING	Hagen / Jordan Quarry	PROGRESSIVE & FINAL RECLAMATION PLAN
REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE USER. THE SOLE RESPONSIBILITY OF THE USER IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.				
4 of 8				

SECTION B - B

SCALES:
 HORIZ. - 1" = 30'
 VERT. - 3'



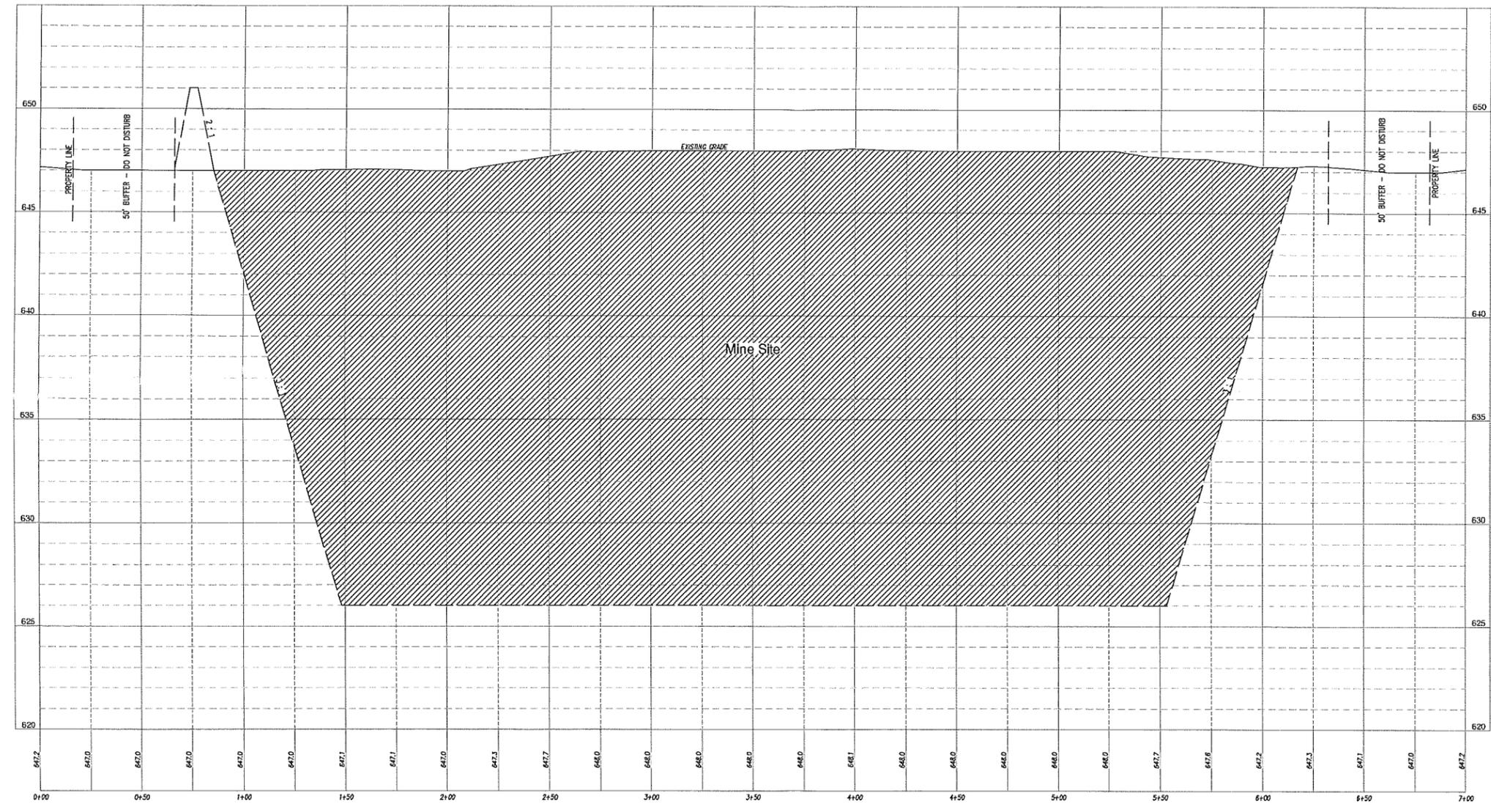
NOTE:
 GROUNDWATER ELEVATION ESTIMATED AT 590.0, PER DOOR COUNTY
 GIS MAP (SEE TYPICAL SECTION VIEW - SHEET 3 OF 7).

REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR OTHER USES. IT IS NOT TO BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN SURVEYING & ENGINEERING. UNAUTHORIZED USE IS UNAUTHORIZED.	CROSS - SECTION B - B		Hagen / Jordan Quarry		312 N. 5TH AVE. P.O. BOX 100 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	PROJECT DIRECTOR: ANDY PATI	DRAWN BY: S.J.P.
	DATE: 2-27-20	REVISIONS: 24071				PROJECT NO.: 071-925	DESIGNED BY: S.J.P.

SECTION C - C

SCALES:
HORIZ. - 1" = 30'
VERT. - 1" = 3'

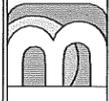
NOTE:
GROUNDWATER ELEVATION ESTIMATED AT 590.0, PER DOOR COUNTY GIS MAP (SEE TYPICAL SECTION VIEW - SHEET 3 OF 7).



REUSE OF DOCUMENTS
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CROSS - SECTION
C - C

Hagen / Jordan Quarry



BAUDHUIN
SURVEYING &
ENGINEERING

312 N. 8TH AVE.
P.O. BOX 105
STURGEON BAT. WI.
54255
PHONE: 920-745-8211

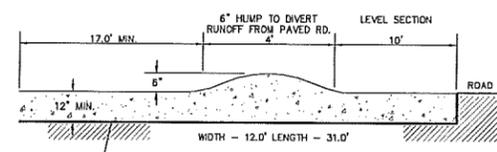
PROJECT DIRECTOR:
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PROJECT NO.:
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SCALE:

PROJECT DIRECTOR:
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DATE:
PROJECT NO.:
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SCALE:

Erosion Control Notes

- IN ACCORDANCE WITH NR 216.46(8) AND NR 216.46(4), THE LANDOWNER, OR THE LANDOWNER'S REPRESENTATIVE, SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
- ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. SEEDING SHALL FOLLOW THE REQUIREMENTS OF MNR TECHNICAL STANDARDS 1058 AND 1059 AND M.S. DOT STANDARD SPECIFICATIONS, SECTION 630.
- A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SEEDING ACCORDING TO MNR TECHNICAL STANDARD 1059.
- ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED. IMPLEMENT TEMPORARY GRADING PRACTICES AS DESCRIBED IN MNR TECHNICAL STANDARDS 1065 AND 1067 TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES, AS SPECIFIED, WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND STABILIZATION WORK REDONE.
- TREAT ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINE WITH TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS LAND APPLICATION OF ANIONIC POLYACRYLAMIDE, STRAW BALES, SALT FENCE, MULCHING, TEMPORARY SEEDING, AND SEDIMENT TRAPS AS RESPECTIVELY REQUIRED BY MNR TECHNICAL STANDARDS 1050, 1055, 1056, 1058, 1059, AND 1063.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCHING, OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENTS AND WATER RESOURCES. DUST CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO MNR TECHNICAL STANDARD 1068.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS SALT FENCE, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED.
- ALL REMAINING TOPSOIL STOCKPILES SHALL BE SEED OR HAUL OFF-SITE WITHIN 60 DAYS OF CONSTRUCTION COMPLETION.
- WINTER STABILIZATION - ALL AREAS REQUIRING SEED AFTER OCTOBER 15TH SHALL BE STABILIZED BY AN APPROVED WINTER STABILIZATION METHOD. THE RECOMMENDED METHOD IS UTILIZING A HYDROSEEDER CONTAINING ADEQUATE TACKIFIER POLYMER MIXED WITH WINTER WHEAT OR RYE SEED. ANOTHER ACCEPTABLE EROSION CONTROL METHOD IS THE LAND APPLICATION OF ANIONIC POLYACRYLAMIDE IN CONFORMANCE WITH MNR TECHNICAL STANDARD 1050.
- ADDITIONAL EROSION CONTROL METHODS SUCH AS SALT FENCE, BALE CHECKS, EROSION MAT, (ABOVE AND BEYOND THE QUANTITIES LISTED IN THE BID PROPOSAL) AS NEEDED TO PREVENT WASHOUT OR SILT TRANSFER PROBLEMS WITHIN THE CONSTRUCTION AREA OR DOWNSTREAM SHALL BE CONSIDERED INCIDENTAL TO THIS PROPOSAL.

Breaker Run Stone Mining Entrance



GEOTEXTILE TO PREVENT 'PUMPING' OF SUBGRADE SILT

- SPECIFICATIONS:**
- CLEAR THE ENTRANCE / EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
 - GRADE THE ROAD FOUNDATION SO THAT THE ENTRANCE / EXIT WILL HAVE A CROSS SLOPE.
 - PLACE STONE TO THE DIMENSIONS, GRADE AND ELEVATION SHOWN.
 - USE WASHED STONE 3" TO 6" IN SIZE.

NOTE:
MAINTAIN THE STONE PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. SHOULD MUD BE TRACKED OR WASHED ONTO ROAD, IT MUST BE REMOVED IMMEDIATELY.

Reclamation Plan Narrative

- Construction Methods:**
 - Material to be quarried utilizing backhoes, blasting equipment, and dump trucks.
 - Clearing & grubbing of wooded areas utilizing backhoe.
 - Topsoil to be stripped utilizing backhoe or bull dozer.
- Reclamation Procedures:**
 - Restore all reclaimed areas with 8" subsoil plus 4" salvaged topsoil to a depth adequate to grow grasses (12" minimum total soil per County standards).
 - Areas shall be considered restored when meeting Wisconsin Technical Note - Agronomy-WI-1 "Guidelines for Herbaceous Stand Elevation".
 - All upland slopes exceeding 5% slope need anchored mulching.
 - Proposed mine bottom will be rock, to be topsoiled, requiring no additional stabilization or restoration.
 - Seeding requirements.
 - Seeded of 4" of quality topsoil free of rocks and other debris is essential. Soil should be firm but yet loose enough to allow seed incorporation and water infiltration.
 - Seed mixture must be adapted to site conditions, future management plans and the season of planting. Seed can be drilled (1/4" - 1/2" deep), broadcast (and dragged/raked) or sown by a hydroseeder. A fast growing companion crop (oats, ryegrass, spring wheat) must be planted with any seed mixture to stabilize the soil quickly. The companion crop must be mowed before heading. (To avoid damage to the permanent seeding, mow @ - 10 inches high). Two standard recommended seed mixtures are shown below.

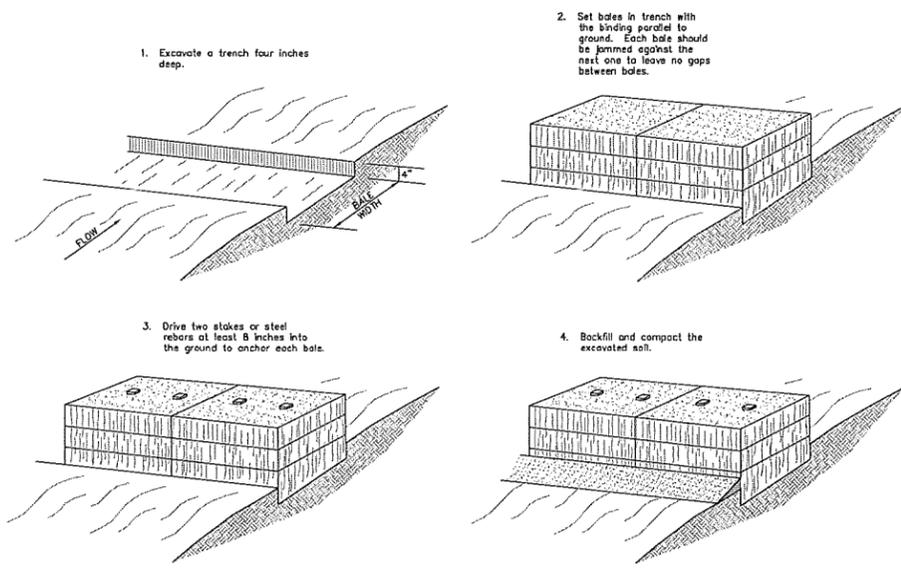
Revegetation plan

- Revegetation will occur utilizing a traditional broadcast seeder as soon as practical after final placement and preparation of the topsoil.
- Seeded preparation will consist of placing topsoil uniformly distributed to a depth of at least 4 inches. Final seeding surface shall be raked and prepped to minimize large stones, roots, branches, etc.
- Seed mix can be a profile mix similar to the following mix ratio and seeded at a rate of 50 lbs per acre (this option would enhance visual and recreational use):
 - Big bluestem grass 2.5 PLS lbs
 - Canada wild rye grass 2.0 PLS lbs
 - Switchgrass 1.0 PLS lbs
 - Indiangrass 2.5 PLS lbs
 - New England aster forb 0.5 PLS lbs
 - Wild bergamot forb 1.0 PLS lbs
 - Yellow coneflower forb 1.0 PLS lbs
 - Blackeyed susan forb 1.0 PLS lbs
 - Round-headed bush clover legume 1.5 PLS lbs
 - Purple prairie clover legume 1.5 PLS lbs
- More traditional seed mix can also be used as an option:
 - Smooth bromegrass 50 lbs/acre
 - Perennial ryegrass 30 lbs/acre
 - Creeping red fescue 25 lbs/acre
 - Annual ryegrass 4 bushels/acre
- Fertilizer shall be applied to all seeded areas at a rate of 200 lbs/acre.
- Straw mulch shall be applied over seed bed at a rate of 1 ton/acre.
- Temporary topsoil stockpiles shall be seeded with annual ryegrass at a rate of 30 lbs/acre.

- Proposed (Reclaimed) Land Use:**
 - Passive Recreation
- Topsoil Stockpile:**
 - Salvaged topsoil will be used for the berm on this site.
 - Reclaim areas upon reaching final grade.
- Post Mining Drainage:**
 - Proposed (reclaimed) contours are shown on the reclamation plan.
 - Note: Finished (reclaimed) contours will vary depending on quality of mined materials. Some areas of undesirable materials may stay higher.
 - Anticipated contours are shown on the map.
- Erosion Control Methods:**
 - Silt fence shall be placed down slope of all topsoiled areas. Additional silt fence and bode checks to prevent sediments from leaving the site.
- Pollution Potential:**
 - The estimated ground water table is estimated at 590.0. Lowest proposed mine surface = 626.0 resulting in 36 feet of separation from bottom of mine to aquifer.
 - Restoration of all phases including stabilization of all disturbed areas will provide grass cover that will blend with the natural surroundings.
 - No fuel or oil storage is permitted on this site. Fuel for equipment will be brought in on a fuel truck.

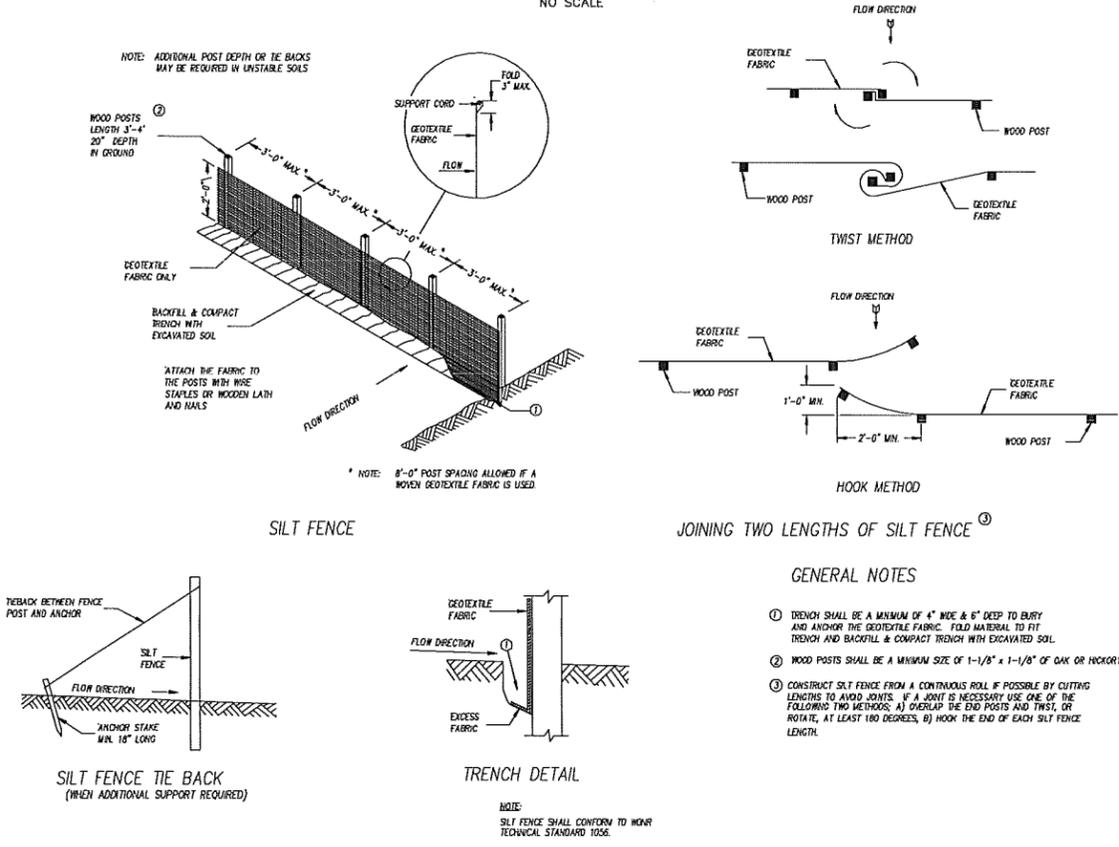
Straw Bale Fence

NO SCALE



Silt Fence Detail

NO SCALE



- GENERAL NOTES**
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

BAUDHUIN SURVEYING & ENGINEERING
 Hagen / Jordan Quarry
 312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI 54235
 PHONE: 920-743-8211
 DRAWN BY: [blank] DESIGNED BY: [blank]
 CHECKED BY: [blank] DATE: 2/10/00
 PROJECT DIRECTOR: [blank] REVISION DATE: [blank]
 PLAN NUMBER: 071-DES. REV. NUMBER: [blank]

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. THE USER'S SOLE RESPONSIBILITY OF THE USE IS THE USER'S RESPONSIBILITY OF THE UNAUTHORIZED USER.

CONSTRUCTION DETAILS
 8 of 8

SECTION # 2
MINE SITE NARRATIVE

MINE SITE NARRATIVE

Total Area of Mine Site

- The overall mine site is 3.94 acres as shown on page 2. of the construction plans.
- Permanent mine perimeter markers will be set by a Registered Land Surveyor. Markers to be set in spring 2020.
- Bench Marks to be set in spring 2020.

Geologic Composition

- Limestone is the primary targeted mineral in this mine site and will be processed for the following products:
 - Dimension Stone and Rip Rap for shoreline protection projects
 - Breaker Run and Road Gravel for road and driveway projects
 - Crushed Stone for building slab and foundation support
 - Limestone screenings for patios and driveway surface course
- The attached Soil Survey Map and summary indicates limestone bedrock depth ranging from 10 to 20 inches.

Groundwater Table

- Groundwater table is estimated at 590.0 per the aquifer contours shown on the attached map.
- The proposed base of the quarry will be 626.0 resulting in an estimated 26 feet of separation to the aquifer.
- The site is an upland woods with no wetland indicators.

Manmade Features

- No manmade features were observed within 300 feet of the mine site.
- Access to the site will be through an easement across the neighboring property to the south which is owned and operated by the applicant.

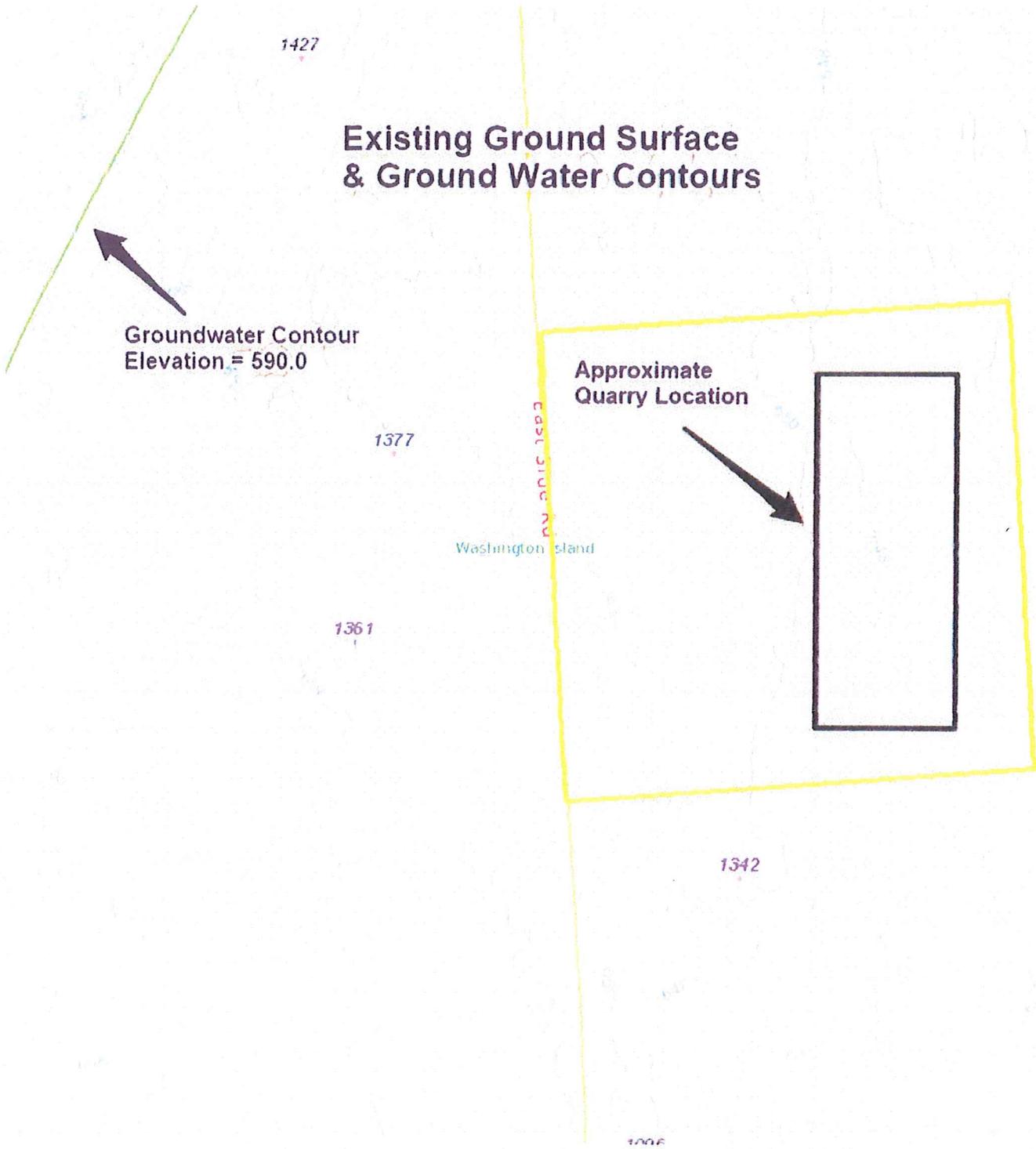
Biological Resources

- The majority of the mine site is wooded with evergreen trees and a small amount of hardwoods. The western portion of the property is hardwoods that will remain undisturbed.
- Wildlife species expected in the area include deer, fox, squirrel and small rodents.
- Avian species typical to the area include meadowlark, bluebird, warbler, chickadee, woodpecker, hawks and owls.

Surface Waters / Drainage Patterns

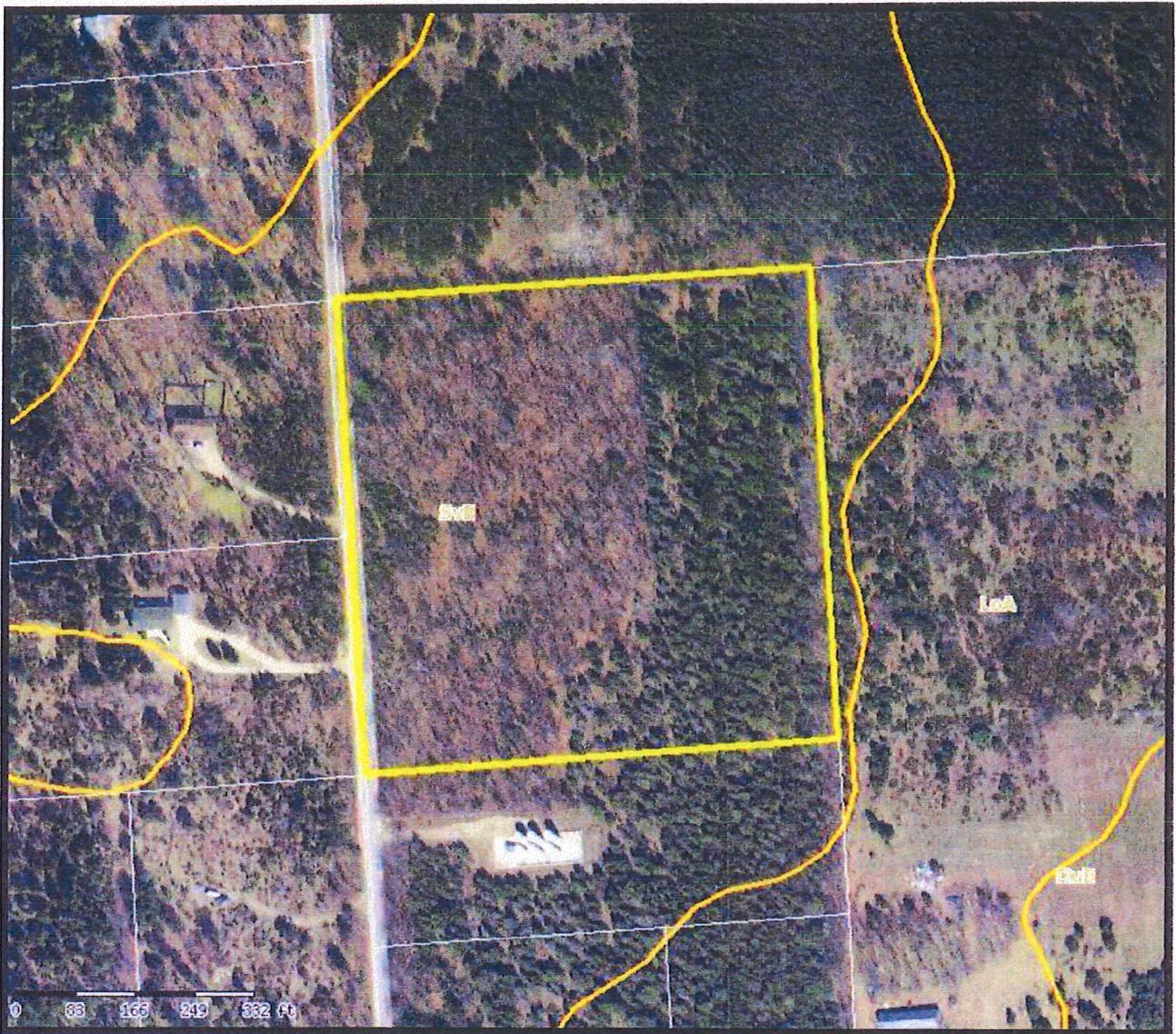
- There is no significant watershed that drains through the site.
- Existing drainage patterns will be preserved or re-routed around quarry.
- The mine site topography is fairly flat with slopes of 1% to 2% to the east.

Existing Ground Surface & Ground Water Contours



Soils Report

Courtesy of the Door County Land Information Office



Parcel Number: 0280432343033B - TOWN OF WASHINGTON
 PLSS Section-Town-Range: SW 1/4 of SW 1/4 32-34-30
 Property Address: 0

Soil Symbol	Old Soil Symbol	Soil Name	Old Name	Slope	Hydric	Bedrock Depth	Drainage	Erodes	Runoff	Farmland	NRCS 590 Restrictions
SvB		Summerville Loam		2 to 6% (4.0%)	No	10-20	Well drained	Potentially highly erodible	High	Not prime farmland	(R) Shallow Rock Depth

Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information obtained through these sites. 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 nor is it to be relied upon.

SECTION # 3
OPERATIONAL PLAN

The Mine operation plan:

- A. *The approximate date of commencement of the operation.*
 - 1. Immediately after issuance of Mine permit.

- B. *Type of mining, processing, and transportation equipment to be used.*
 - 1. Excavator for removing trees, for stacking topsoil and subsoil on 50' Mine perimeter, for excavating next layer of softer stone, and for excavating stone after blasting.
 - 2. Payloader for berming of subsoil and topsoil on 50' Mine perimeter, for loading trucks with excess topsoil and for excavating the next layer of softer rock to move to the other side of mine property for holding/storage or until sale.
 - 3. Drilling truck used for drilling holes to place charges when blasting. Hopefully done every two or three years.
 - 4. Dumptrucks.
 - 5. Small screening plant.
 - 6. Eventually, a crushing plant from the mainland with loader and conveyor to crush a large amount of stone over a small number of days, than these machines removed. This done only every 4-5 years or when needed.

- C. *Estimated type of materials to be extracted.*
 - 1. Topsoil: an adequate amount will be retained for reclamation. Any not needed for reclamation to be screened and eventually sold.
 - 2. Subsoil to be utilized in berming, then used for reclamation.
 - 3. Next layer of material peeled off by excavator to be used for driveway base material or to be crushed for driveway finish material 3/4 minus.
 - 4. Stone to be crushed down to 5/8" to 3/4" stone used in making

concrete.

5. Stone to be crushed down to 3/4" minus for driveway finish gravel.
 6. Stone to be crushed down to 1" to 2 3/4" for drain-stone.
 7. Stone to be crushed down to 4" - 6" for use in driveway base material.
 8. Large stones for use in shorefront break walls and for landscaping.
- D. Primary travel routes to be used to transport material to processing plants or markets.
1. To processing: Gunnlaugsson Road to Townliner Road to Main Road to Old West Harbor Road to Hagen Quarry or Gunnlaugsson Road to Michigan Road to Hagen Quarry.
 2. For selling to the market: Gunnlaugsson Road north and south.
- E. Operational measures to be taken to minimize noise, dust, air contaminants, and vibrations.
1. Leaving as many trees between road and mining site as possible.
 2. Access to mining site will be over adjacent property to south so as to reduce traffic and equipment noise reaching homes directly across the road from Mine property.
 3. This access route will also reduce headlights from shining on occupied properties across the road from Mine property.
 4. Possible material berm between road and mine would be helpful also.
- F. Operational measures to be taken to prevent groundwater and surface water degradation.
1. Building berms along the edges of the area being mined and around material piles.
 2. Install plastic retaining fencing if needed.

- G. If excavations below the water table are to occur, operational measures to be taken to prevent entry of contaminants into the groundwater.
1. Will not be excavating below water table. If below seasonal water table, berms around material piles will be built plus plastic fencing if required.
- H. Operational measures to be taken to stabilize topsoil and other material stockpiles.
1. Build berms around material piles.
 2. Material will be stored on very level property.
 3. Seed reclamation topsoil and subsoil piles.
 4. Install plastic retaining fencing if needed.

SECTION # 4
RECLAMATION PLAN

PROPOSED RECLAMATION PLAN

Post Mining Land Use

- The post mining land use could be homesites or passive recreation, including such uses as hiking, cross country skiing, sight-seeing and other recreational activities.

Reclaimed Site Topography

- The proposed grading plan indicates the site will be mined in a manner to create useable and safe slopes upon completion and final restoration. Proposed slopes will be at a maximum 3:1 slope which is flat enough to allow safe foot traffic and periodic mowing if needed or desired by the Owner.
- The proposed grading plan indicates cuts from the existing grade up to 24 feet below the existing grade at the planned mine floor. The Owner will have the option to leave portions of the mine surface higher if the quality of the material is not worthy of mining. The slopes throughout should remain at 3:1 or flatter in any areas adjusted from the approved plan.
- A minimum 50-foot buffer will remain around the perimeter of the mine site. This perimeter buffer will remain in its undisturbed current, wooded state.

Mine Markers

- A total of 7 permanent metal fence posts will be placed in the field to identify the proposed mine limits.
- The total mine site is approximately 4 acres.
- A legal description of the mine site has been prepared by a Registered Land surveyor and is made part of this report.

Reclamation Procedures

- An easement has been established that encompasses the existing access drive on the south parcel and this route will be used for access to the mine site.
- The breaker run entrance pad will serve as a tracking pad to minimize truck traffic mud from being tracked off-site.
- The majority of the mine site is current wooded evergreens with a portion of hardwoods. The trees will be harvested as needed to expose the portion of the mine site to be developed.
- Stumps will be removed and stockpiled on-site or burned. Additional tree debris may be chipped.
- The A-horizon (topsoil mixed with sand loam) from the mine site will be stripped and stockpiled on-site to be used for final restoration. Stockpiles to be in the form of a 6-foot high by 20-foot berm around the north, west and east sides of the mine.
- Disturbed areas shall receive 8 inches of salvaged subsoil and 4 inches of salvaged topsoil and will be seeded prior to being considered reclaimed.

- Mining of the proposed material will be completed primarily by excavator, blasting equipment, front-end loaders, breaker and crusher.
- Salvaged topsoil to be respired using a front-end loader and placed by bulldozer or skid-steer.
- It is estimated that mining activities will continue for 10 to 20 years.
- Excess topsoil beyond the 4-inches required for site reclamation may be hauled off site and/or sold. Adequate volumes of subsoil to provide 8 inches of cover shall remain on the site.
- Temporary seeding of salvaged soil berms shall be completed within 7 days of stripping of that portion of the mine currently being used. Silt fence shall be placed on the downslope side of the proposed stockpile berms.

Post Mining Site Requirements

- The mine site will be excavated such that finish grades throughout the mine site will drain towards the interior. The east side of the mine site will continue to surface drain to the east as currently exists.
- A 50-foot buffer/protective area has been identified on the north, east and south lot lines. A minimum 170-foot buffer is provided from East Side Road. These areas will be maintained in its undisturbed condition.

Erosion Control Measures

- Silt fence and bale checks along with a breaker run shaker pad will be used to prevent runoff during the mine operation.

Revegetation Plan

- Revegetation will occur utilizing a traditional broadcast seeder as soon as practical after final placement and preparation of the topsoil.
- Seedbed preparation will consist of placing salvaged topsoil uniformly distributed to a depth of at least 4 inches. Final seeding surface shall be raked and prepped to minimize large stones, roots, branches, etc.
- Seed mix can be prairie mix similar to the following mix ratio and seeded at a rate of 50 lbs. per acre (this option would enhance visual and recreational uses):
 - Big Bluestem Grass 2.5 PLS lbs.
 - Canada Wild Rye Grass 2.0 PLS lbs.
 - Switchgrass 1.0 PLS lbs.
 - Indiangrass 2.5 PLS lbs.
 - New England Aster Forb 0.5 PLS lbs.
 - Wild Bergamot Forb 1.0 PLS oz.
 - Yellow Coneflower Forb 1.0 PLS oz.
 - Black-eyed Susan Forb 1.0 PLS oz.
 - Round-headed Bush Clover Legume 1.5 PLS oz.
 - Purple Prairie Clover Legume 3.5 PLS oz.
- More traditional seed mix can also be used as an option:
 - Smooth Bromegrass 50 lbs./acre
 - Perennial Ryegrass 30 lbs./acre
 - Creeping Red Fescue 25 lbs./acre

- Annual Ryegrass 4 bushels/acre
- Fertilizer shall be applied to all seeded areas at a rate of 200 lbs./acre.
- Straw mulch shall be applied over seed bed at a rate of 1 ton/acre.
- Temporary soil stockpiles shall be seeded with annual ryegrass at a rate of 30 lbs./acre.

Successful Reclamation Criteria

- Reclamation shall be considered complete when a plant density of 10 or more seedlings per square foot is established. Criteria for successful reclamation shall adhere to Wisconsin Technical Note – Agronomy – WI-1, Guidelines for Herbaceous Stand Evaluations (May 15, 1991).
- A gravel access drive and turnaround will be permitted to remain un-topsoiled. The overall graveled area within the reclaimed mine site shall be limited to 10,000 square feet.

RECLAMATION COST ESTIMATES

- 4 acres mined = 174,240 square feet
- Subsoil required (8") = $174,240 \text{ sq. ft.} \times 0.67 \text{ ft.} = 116,741 \text{ cubic ft.} / 27 = 4,324$ cubic yards
- Topsoil required (4") = $174,240 \text{ sq. ft.} \times 0.33 \text{ ft.} = 58,022 \text{ cubic ft.} / 27 = 2,149$ cubic yards.
- Estimated cost = $4,324 \text{ cubic yards} \times \2.50 (hauling from on-site stockpile and placing) + $2,149 \text{ cubic yards} \times \$2.50 = \$16,183$
- Seeding cost = $4 \text{ acres} \times \$1,000/\text{acre} = \$4,000$
- **Total Estimate = \$20,183**

Owner to submit financial assurance and document adequate topsoil reserves are stored onsite to satisfy reclamation.

Owner may reduce the financial assurance amount based on the actual actively mined portion. Approval of any reduced amount would require county staff approval.

Brauer, Rick

From: Steve Parent <sparent@baudhuin.com>
Sent: Wednesday, April 15, 2020 12:56 PM
To: Brauer, Rick
Subject: Hagen Updated Plans & Reclamation Plan
Attachments: Hagen-Jordan Quarry Site Plan_2020-03-30.pdf; Hagen Reclamation Plan (rev).pdf

Rick,

Attached are final versions of the submittal previously given to Greg. I don't know if you have this or not, but I think it addresses everything that you were asking for. Just a couple comments:

- We have not been to the site yet to set a benchmark but it's stated on the plan that this would be done prior to approval.
- Sedimentation ponds are not required by the DNR because the quarry is totally contained. I'll provide copies of the DNR permit as soon as we receive it.
- Operation Plan is included in the Remediation submittal.
-

Once everything looks good, I'll get you hard copies, both full-size and reduced.

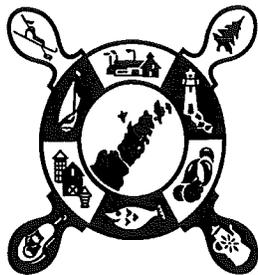
Please review and we can then talk about anything else you might need.

Thanks.

Steve

Steven J. Parent, P.E.
Baudhuin Surveying & Engineering
312 North Fifth Avenue
PO Box 105
Sturgeon Bay, WI 54235

Phone (920) 743-8211
Cell (920) 421-1413



County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

STAFF REPORT Conditional Use Permit Application

Applicant Information

- **Name & property address:** Thomas R. Jordan III; vacant parcel that is located north of and adjacent to 1342 East Side Road.
- **Parcel identification numbers:** 028-04-32343033B.
- **Zoning district:** General Agricultural (GA).
- **Petition request, including sections of zoning ordinance requiring permit:**
Thomas Jordan proposes to establish a nonmetallic mine on a 10.17-acre parcel. The mine would cover 3.94 acres of this lot. Mr. Jordan also owns the property directly south of and adjacent to this property. There are currently two commercial storage buildings on that lot. The mine would be accessed from an easement road through this property. The easement road extends out to a town road known as East Side Road.

Ordinance sections: 2.05(3)(a), 11.04., & 4.05(3)

Description of Subject Property and Surrounding Area

Subject Property

- **Lot area:** 10.17 acres.
- **Frontage - water, road:** No water frontage; there is approximately 667 feet of frontage along East Side Road which is a town road.
- **Existing uses/structures:** Currently vacant/wooded lot.
- **Access:** The property will be accessed from the property to the south on an easement that extends off of East Side Road. The applicant also owns this property.
- **Traffic patterns/road usage:** East Side Road is a lightly travelled road.
- **Water and sanitation:** There will be no well or septic service provided on the property.
- **Significant topography or vegetation:** This is a very level site. Slopes very slightly from west to east. The site is completely wooded. It has been determined that the applicant will not exceed the woodland clearing limitations of the zoning ordinance. The majority of the mine site is part of an older pine planting. Tree plantations are not considered woodlands per the Door County Comprehensive Zoning Ordinance.

Surrounding Area:

- **North:** The property directly north is a vacant/wooded lot that is zoned General Agricultural (GA). Further north there are old nonmetallic mines that are owned by the Town of Washington. These parcels are also zoned GA.
- **South:** The lot directly south of the subject property is also owned by the applicant. This 3.75-acre lot is zoned Light Industrial (LI). There are currently two commercial storage buildings on this lot. The two lots south of this are also zoned LI. One of the lots is vacant and the other lot has a trade and contractor shop on it. There is also a single family residence located at the intersection of Town Line Road and East Side Road. This residence is located on a parcel that is zoned GA and LI and is located approximately 550 feet from the mine site. There are two properties located south of Town Line Road

that are zoned LI. There is a bulk fuel storage facility on one of the lots and a residence on the other. That residence is located approximately 800 feet from the mine site.

- **East:** Most of the property to the east is a mixture of woodlands and what appears to be open agricultural areas. These parcels are all zoned GA. There are two homes located to the southeast. These homes are located over 500 feet from the mine site.
- **West:** East Side Road runs along the west property line. All of the lots located west of the road are zoned GA. This area consists mainly of single family homes on large lots. The closest homes are located approximately 500 feet west of the mine site.

Background/History

The property is currently owned by Thomas R. Jordan III. Julian Hagen is his business partner. The mine will be located on a vacant 10.17 acre lot. As stated previously, the lot is currently wooded. Tree removal will not violate the woodland clearing limitations of the zoning ordinance. In addition, the applicants will retain a 50 foot wooded buffer around the entire mine site with the exception of the access road. There is a history of some mining in this area. There is an old mine owned by the Town of Washington located approximately one half mile to the north. There is also another new mine that is being proposed about three-quarters of a mile to the northeast.

Zoning Considerations

Purpose of zoning district: DCZO Section 2.03(5) General Agricultural (GA). This district is intended to maintain agricultural lands which have historically demonstrated high agricultural productivity. It is also intended to accommodate certain nonagricultural uses which require spacious areas to operate or where natural resource exploitation occurs. Lands eligible for designation in this district shall generally include those designated as farmland preservation areas in the *Door County Comprehensive and Farmland Preservation Plan*. This district is also intended to provide farmland owners with additional management options by allowing limited residential development, but with residential density limits and other requirements set so as to maintain the rural characteristics of this district. Lot sizes of at least 20 acres are required for new lots. (Amended: 20 Sept. 2016; Ord. 2016-14)

- **Does the use meet the zoning ordinance's stated purpose and intent?** Yes.
- **Specific requirements for proposed use and/or possible conditions that may be relevant.** If the Resource Planning Committee determines the conditional use permit should be approved, the following are possible conditions that may be relevant:
 1. The use must be established within 12 months of the issuance of the conditional use permit.
 2. The project shall comply with all applicable local, state, and federal codes and ordinances, including obtaining all required approvals and permits prior to mining.

Comprehensive Plan Considerations

- **County comprehensive plan land use map designation and description.**

The area of the parcel under consideration for the proposed nonmetallic mine is designated as "Industrial" on the comprehensive plan's future land use map, as described below and shown on the attached map.

***Industrial** – "Industrial" lands are intended for uses such as fabrication, wholesaling, or long-term storage of products and for extraction (mining) or transformation of materials.*

The proposed nonmetallic mine is consistent with the Industrial future land use designation.

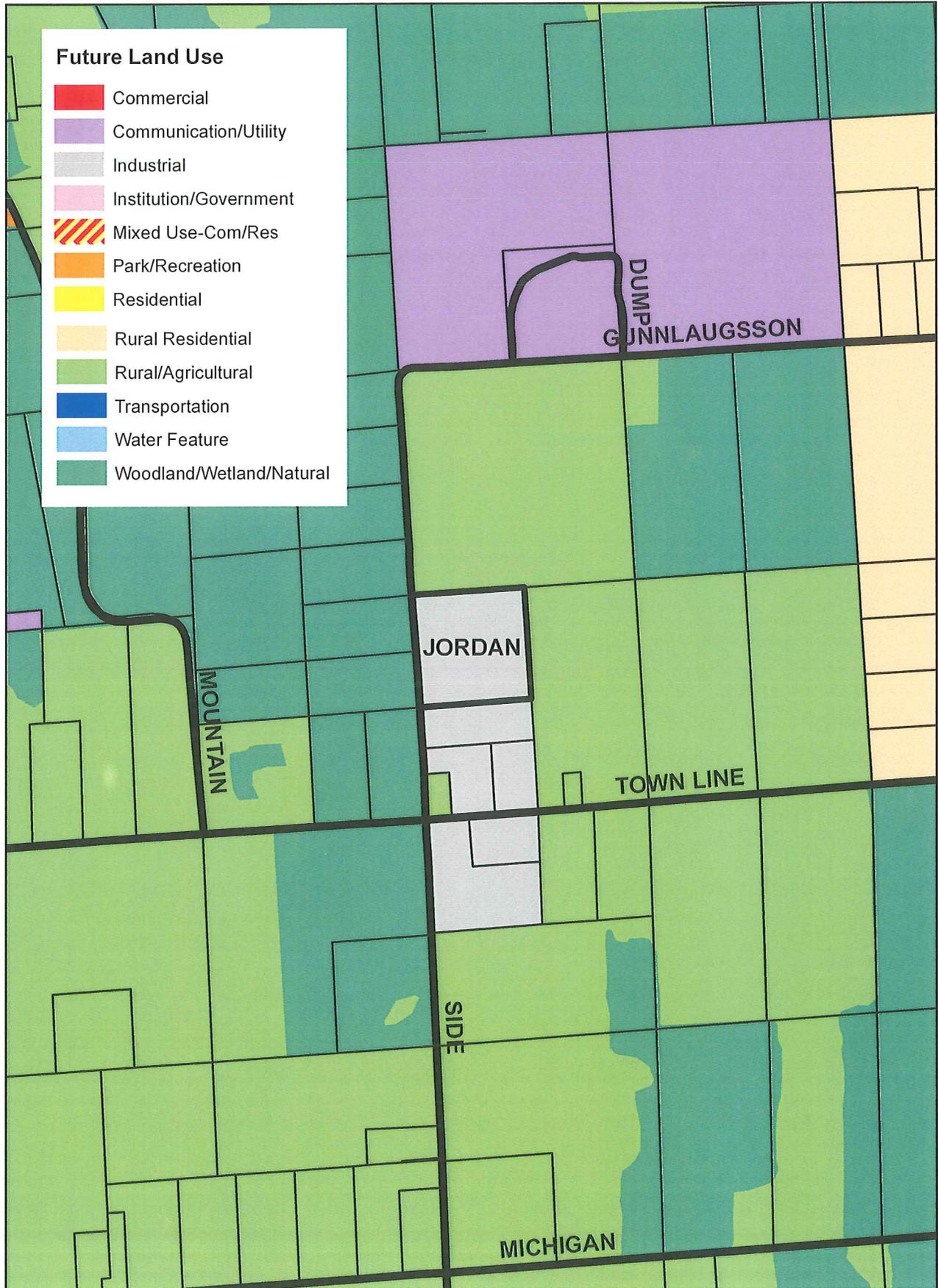
- **Relevant goals/policies/action items from comprehensive plan.** None.
- **Other relevant text from county comprehensive plan.** None.

RB/RYP
4/17/2020

Future Land Use

Jordan: 028-04-32343033B

Proposed Conditional Use Permit: nonmetallic mine



Brauer, Rick

From: Coulthurst, Greg
Sent: Wednesday, April 15, 2020 3:48 PM
To: Brauer, Rick
Cc: 'Steve Parent'; julian hagen
Subject: preliminary approval
Attachments: Hagen Quarry new.pdf

Rick, I believe I have the parcel information and names correct. If there is an error I can easily edit.
Can't remember the stamp in date so I omitted.
For the most part the plan is nearing completion.

Aside from the conditions listed I just need a few edits, a completed and signed checklist, and a couple of final copies.

Once I receive the final plans etc, I can give my **approval for a complete plan** and start the public notice process for the potential reclamation hearing.

Storm water permits and Financial assurance efforts should be initiated now, but is only needed prior to my reclamation permit issuance.

When I plan to issue the reclamation permit, (After any public hearings or required edits) I will check with you to verify zoning requirements are/have been met.

After all of the above items are in order mining may commence.

If any one has a question I can also be reached at the number below.

Hope everyone continues to be well in these challenging times we are currently enduring!

Greg Coulthurst
Door County SWCD
746-2275



County of Door
SOIL & WATER CONSERVATION DEPT

County Government Center
 421 Nebraska Street
 Sturgeon Bay, WI 54235

Phone: (920) 746-2214
 Fax: (920) 746-2369
 swcd@co.door.wi.us

Memorandum

To: Richard Brauer, Zoning Administrator
From: Greg Coulthurst, Conservationist
Date: 4/15/2020
Re: New Non-Metallic Mining Reclamation Plan Permit Application, Tax Parcel #
 0280432343033B

I have reviewed the New Non-Metallic Mining Reclamation Permit Application materials received by the SWCD from Baudhuin Surveying & Engineering on behalf of the applicant, (Julian Hagen). Please consider this memo as a preliminary approval with the following conditions.

At this time the following is required prior to a final approval:

- The property is currently owned by Thomas R III Jordan and a contract to purchase is contingent upon permitting. Both signatures are needed on the final reclamation plan application.
- A Storm Water Permit will be required by the WI DNR. Evidence of WI DNR Coverage is required.
- A permanent benchmark within 50 feet of the mine site referenced to a USGS benchmark must be established and maintained throughout the life of the mine.
- Final submittal shall include two paper copies of all plan maps and narratives.

Please note that additional requirements may develop after other WI DNR or County Zoning reviews or potential public hearing testimony.

Please contact me if you have any questions.

LETTERS IN FAVOR
JORDAN
CONDITIONAL USE PERMIT

VandenLangenberg, Sue

From: Brauer, Rick
Sent: Friday, May 22, 2020 10:22 AM
To: VandenLangenberg, Sue
Subject: FW: Scan from town of Washington Island
Attachments: doc20200522102748.pdf

Hopefully this is the final say.

From: Valerie Carpenter <townoffice@washingtontownwi.gov>
Sent: Friday, May 22, 2020 10:20 AM
To: Brauer, Rick <RBrauer@co.door.wi.us>
Subject: Fwd: Scan from town of Washington Island

Hello Rick,

At the regularly scheduled town board meeting on Wednesday, May 20, 2020 the town board members voted on WIZAP's recommendation to deny the conditional use permit for Jordan/Hagen. (WIZAP's recommendation was to deny the permit.) Town board members then voted on WIZAP's recommendation. The motion was to approve WIZAP's recommendation of denial. Two board members voted aye (Hans Lux and Martin Anderson) to accept WIZAP's recommendation of denial. Three board members Bill Jorgenson, Deb Thielke and Richard Tobey all voted nay. Therefore it is the town board's recommendation to not deny the permit.

Hopefully this clears things up. Please advise receipt of this email.

Sincerely,

Valerie Carpenter, Wisconsin Certified Municipal Clerk (WCMC)
Town of Washington
910 Main Road
P.O. Box 220
Washington Island, WI 54246

920 847-2522
Fax -2303
Population Estimate 717

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

From: <washingtontownwi@gmail.com>
Date: Fri, May 22, 2020 at 10:11 AM
Subject: Scan from town of Washington Island
To: <townoffice@washingtontownwi.gov>

TASKalfa 4501i

Door County Planning Department Request for Town Recommendation

Thomas Jordan proposes to establish a nonmetallic mine on a 10.17 acre parcel. The mine would cover 3.94 acres of this lot. Mr. Jordan also owns the property directly to the south of and adjacent to this property. There are currently two commercial storage buildings on that lot. The mine would be accessed from an easement road through this property. The easement road extends out to a town road known as East Side Road.

The Zoning and Planning Committee of the Town of Washington held a legally noticed and posted meeting on 5/6/20, at which, by a vote of 0 (Yea) to 3 (Nay), the town recommended (check one) **SUPPORT** **DENIAL** for conditional use permit.

Reason(s) for the town's decision:

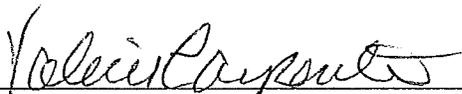
The proposed conditional use is located in a Hines Emerald Dragonfly Groundwater Contribution Buffer Zone, see attached map. The dragonfly is an endangered species and is found where groundwater is very clean, see attached US Fish & Wildlife Information. Concerns were expressed about how run off from the adjacent Light Industrial use and mining operation may affect the seasonal water table and permeate through any fractured rock that may be located in the 20+' deep mined depression. Concerns were also expressed by the neighbors about how dynamite blasting will affect nearby wells, early/late hours of operation, increased traffic, noise (from Jake breaking and crushing), affect on property values and visibility as the proposed mine and adjacent industrial use are within 350' of the public right of way.

Is the proposal consistent with the Town Comprehensive Plan?

The proposed mine and adjacent Light Industrial Use is a spot zoning which is surrounded entirely by agricultural or single family residential on large lots which is intended to create quiet and visually attractive residential areas. Expansion of the Light Industrial Use would not be consistent with the current prevailing private uses of the area and may be in conflict with a Door County designated conservation area (Hines Emerald Dragonfly). Questions were also asked about how many mines were needed for the Island given the other recently approved open pit mine conditional use permit.

Concerns or objections the town may wish to see potentially addressed through conditions:

Full environmental analysis and understanding of how mining this parcel will affect the watershed(s) and any endangered species found with in it. Sound control berms, vegetative screening and limiting hours of operation between 9-5 were asked for by a few neighbors. Disconnection of the Jake break on all trucks using the site and no rock crushing on site was offered by the petitioner during the meeting (Julian Hagen). Hauling routes shall avoid Main Road when hauling uncrushed rock to the existing west side pit owned by Julian Hagen.


Town Clerk Signature

5-21-2020
Date

LETTER(S) IN OPPOSITION

CONDITIONAL USE

THOMAS JORDAN

VandenLangenberg, Sue

From: Brauer, Rick
Sent: Tuesday, May 26, 2020 6:19 AM
To: VandenLangenberg, Sue
Subject: FW: Letter in Opposition to Conditional Use Permit on Tax Parcel #0280432343033B
Attachments: CUP Opposition Letter 5_25_20.pdf

Letter for upcoming RPC hearing.

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

From: Juliann B. Gardner <juliann@onesmallgarden.com>
Sent: Monday, May 25, 2020 3:17 PM
To: Brauer, Rick <RBrauer@co.door.wi.us>
Subject: Letter in Opposition to Conditional Use Permit on Tax Parcel #0280432343033B

Please see attached for my letter expressing my concern and opposition to the application for a Conditional Use Permit on Tax Parcel #0280432343033B, to be discussed by the Door County Zoning Board of Adjustment on June 4, 2020.

Please let me know if you have any additional questions.

Thank you!

Juliann B. Gardner
513-218-0573
juliann@onesmallgarden.com

May 25, 2020

To Rick Brauer, Zoning Administrator, and the Door County Zoning Board of Adjustment:

I am writing this letter to express my opposition to the application for Conditional Use Permit of Parcel #0280432343033B. This application is not in keeping with the zoning of the surrounding properties and would damage the quality of land and life of the neighboring community.

This Conditional Use Permit (CUP) request is in direct conflict with the current zoning, which is predominantly residential and agricultural. I own the two light industrial lots to the south of the proposed ingress and egress road in the permit, as well as an adjoining residential property and general agricultural land all within 1000 feet of the proposed mining operation. My property and the other non-adjointing and neighboring properties will all be negatively impacted should this permit be approved, not only by decreased property value, but also by decreased quality of life. Based on the Wisconsin Department on Natural Resources Non-Metallic Mine report (dated January 2012), "blasting used to dislodge materials will result in noise, vibration, and fugitive dust and may possibly impact particular geological formations below and beyond the sight," which is highly disruptive and detrimental to neighboring properties. According to Wisconsin Department of Safety and Professional Services regulations SPS 307 of the Wis. Adm. Code, individuals using allowable explosives and methods must provide record-keeping and notification to neighbors and monitor seismic and air blast energy. This application has provided none of this, nor proposed any limitations to the impact or scale of their blasting.

This proposed CUP may seem like a "small-scale" operation, but there is a definite negative impact on the surrounding physical environment. This proposed mining operation would decrease all nearby property values, as a result of the increased air pollutants, heavy equipment/traffic, increased sound pollution and vibratory impact, as well as the threatened stability of all nearby water wells. Because there have been no baseline studies completed, there is no way to evaluate future damage or noncompliance. There is also the chance that the proposed mining operation could be leased or bought out by a not-so-neighborly corporation. There are no caps or provisions to assure that the proposed "nominal" volume, traffic, sound, and dust or water contamination would remain nominal. Additionally, the applicant has provided no guarantees of remediation should the operation become noncompliant with agreed upon regulations.

In addition to the concerns about the neighborhood impact, there is also a greater environmental impact to consider. The location of this proposed non-metallic mine is in an area on the Island known as a groundwater recharging area. Groundwater recharge areas move water down into the fractured dolomite bedrock and those waters then travel many miles to wetlands, streams, and Lake Michigan. Groundwater flow from this site in particular is downhill to Wickman Marsh, which is home to the highly endangered Hines Emerald Dragonfly. Currently, there is no proposal (as part of this permit) of a groundwater study or remediation methods, which poses a dangerous threat to both an endangered species and the groundwater of the Island.

The marginal "benefits" (both public and private) of the proposed mining operation do not outweigh the negative impact to the existing surrounding properties and environment. The lack of measurable or enforceable safeguards in the permit application is another reason to not approve. Thank you for your time and consideration in reading this letter in opposition to the proposed Conditional Use Permit.

Sincerely,

Juliann B. Gardner
1096 Townline Road
Washington, WI 54246
513-218-0573

RECEIVED

MAY 26 2020

**DOOR COUNTY
LAND USE SERVICES DEPARTMENT**

PETITION FOR ZONING AMENDMENT

To: Door County Board of Supervisors
Door County Government Center
Sturgeon Bay, WI 54235

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

The undersigned hereby petitions your honorable body for an amendment to the Door County Comprehensive Zoning Ordinance to effect a change in Sections(s) _____ Chapter 14 _____ of the text as follows:

See attached.

Dated this 7th day of May, 2020.

Respectfully submitted,

Resource Planning Committee
Name

Address

(Legal Signature)

May 7, 2020
(Date)



Action Taken:

(By County Planning Committee)

DATE: _____
Approved Denied

(By Board of Supervisors)

DATE FILED: _____

FEE PAID (Date): _____
(\$750.00)

(Make check payable to: Door County Treasurer)

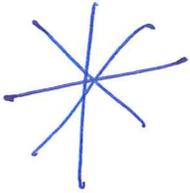
DATE: _____

**MINUTES OF MEETING
RESOURCE PLANNING COMMITTEE
May 7, 2020**

- iv. Final submittal shall include two paper copies of all plan maps and narratives.
 - v. Any additional requirements as may be imposed by WI DNR.
- d. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
- e. An affidavit shall be recorded with the Deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

Motion carried unanimously.

9.3 Review/consider sponsorship of zoning text amendments regarding county communication tower regulations, Chapter 14, Door County Comprehensive Zoning Ordinance.



After much discussion, there was a motion by Chomeau, seconded by Englebert, to sponsor the amendments for public hearing as drafted/presented. It was noted that the proposed amendments will likely not satisfy all interested parties, but are a good-faith first step. Motion carried (4-1, Enigl "nay").

10.0 Budget matter: Review/decide whether to recommend 2021 Capital Improvements Plan (C.I.P.) county-wide address sign replacement project (~\$750,000).

Motion by Fisher, seconded by Englebert, to postpone discussion for one year the idea of replacing all of the address signs in the county, for these reasons: Given the current economic uncertainty facing the county and its residents, business owners, and towns due to COVID-19, this is not a wise use of county money, and towns will not be in a position to help offset costs. Instead, the Land Use Services Department should just work with towns and property owners to replace those signs most in need of replacement (i.e., those where the green has faded such that the white lettering is illegible).

Motion carried unanimously.

11.0 Future meeting schedule.

- May 21, 2020 - ?
- June 4, 2020 - ?
- June 18, 2020 - ?

May 21: There will be no meeting or hearings.
June 4: There will be at least one hearing (Chapter 14 text amendments). It will begin at 1:00 p.m.
June 18: To be determined.

Meeting schedule as discussed noted.

12.0 Meeting per diem code.

Chair Enigl assigned code 507.

13.0 Adjourn.

CHAPTER 14

COMMUNICATIONS SUPPORT STRUCTURES AND RELATED FACILITIES

(Created: 29 Sept. 2015; Ord. No. 2015-10; Effective 9 Nov. 2015)

14.01 Mobile Tower Siting

14.02 Radio Broadcast Service Facilities

~~14.03 Other Communications Services Support Structures and Related Facilities~~

~~14.04 Broadband Network Projects – Pursuant to §196.504, Wis. Stats. – (Added: 23 May 2017; Ord. No. 2017-03)~~

14.03 Broadband Network Projects – Pursuant to §196.504, Wis. Stats. (Added: 23 May 2017; Ord. No. 2017-03) (Renumbered:)

14.04 Other Communications Services Support Structures and Related Facilities (Renumbered:)

14.01 Mobile Tower Siting

(1) Authority. Section 14.01 is adopted pursuant to §§59.03, 59.54, 59.69, and 66.0404, Wis. Stats.

(2) Applicability. Section 14.01 applies in the unincorporated areas of Door County (“County”) as provided under §66.0404(5), Wis. Stats.

(3) Authority Cited. All references to the Wisconsin Statutes and Administrative Code in this Chapter are to the statutes and code in effect as of the date this ordinance is enacted or as the statutes and code are subsequently amended or revised.

(4) Exemptions. The following are exempt from all provisions of this Chapter except Sections 14.01(18)(c), (d), and (e):

(a) Portable or mobile structures and facilities (i.e., those in existence for not more than one year) for temporary mobile services or temporary services providing public information coverage of news events or of an emergency. One extension, of one year or less, may be available upon prior written request, and demonstration of need, to the Resource Planning Committee.

(b) Public safety communications support structures and related facilities owned and operated by federal, state, county, or other local units of governments.

(c) Support structures, including mobile service support structures, destroyed or partially destroyed by an event that directly and exclusively results from the occurrence of natural causes (e.g., earthquakes, fire, flood, storm, tornado,

and violent wind), explosion, terrorism, vandalism, or similar calamity that was not caused by, and could not have been prevented by the exercise of foresight or caution of the mobile service support structure owner or property owner, may be replaced with a mobile service support structure of the same type and heights without a permit, but only upon prior written notice to and with approval of the Land Use Services Department.

- (d) ~~Structures for r~~Residential satellite dishes, residential television antennas, or other antennas that are used privately, provided that the antenna use constitutes ancillary or secondary use, not primary use, of the property.
- (e) Support structures 50 feet or less in height.
- (f) Any wireless facility (§66.0414(1)(z), Wis. Stats.) located outside a right-of-way (§66.0414(1)(t), Wis. Stats.) meeting the definition of a small wireless facility (§66.0414(1)(u), Wis. Stats.).
- (g) Small wireless facilities permissibly located in rights-of-way (§66.0414(2)(e), Wis. Stats.) provided the following height requirements are met, as applicable.
 1. The height of a utility pole installed, or modified, in a right-of-way may not exceed the greater of:
 - a. A height that is ten percent (10%) taller than the tallest existing utility pole as of July 12, 2019, that is located within five hundred (500) feet of the new or modified utility pole in the same right-of-way.
 - b. Fifty (50) feet above ground level.
 2. The height of a small wireless facility installed, or modified, in a right-of-way may not exceed the greater of:
 - a. A height that is ten percent (10%) taller than the existing utility pole or wireless support structure on which the small wireless facility is located.
 - b. Fifty (50) feet above ground level.
 3. A wireless provider may construct, modify, and maintain a utility pole, wireless support structure, or small wireless facility along, across, upon, and under a right-of-way that exceeds the height limits in this section (i.e., s. 14.01(4)(g)), if the wireless provider complies with height limits under the Door County Comprehensive Zoning Ordinance.

(§66.0414(2)(e)2., Wis. Stats.)
- (h) Antenna facilities, but only to the extent set forth in §59.69(4d)(a) – (c), Wis. Stats.

(i) Amateur radio antennas, but only to the extent set forth in §59.69(4f)(a) – (b), Wis. Stats., that are owned and/or operated by a federally licensed amateur radio operator, provided that the antenna use constitutes ancillary or secondary use, not primary use, of the property.

(5) Purpose. The purposes of Section 14.01 include regulation, subject to the provisions and limitations of §66.0404, Wis. Stats., of the following activities:

(a) The siting and construction of mobile service support structures and mobile service facilities.

(b) With regard to a class 1 collocation, the installation of mobile service facilities on existing support structures that require substantial modification.

(c) Class 2 collocation.

(6) Intent. These regulations are intended to accomplish, to the greatest degree possible, the following:

(a) Provide a uniform and comprehensive set of standards for the siting, construction, and modification of support structures and related facilities, including mobile service support structures and mobile service facilities.

(b) Minimize adverse effects of support structures and related facilities, including mobile service support structures and mobile service facilities, through siting standards.

(c) Consistent with the Federal Telecommunications Act of 1996, maintain and ensure a broad range of mobile services and high quality mobile service infrastructure in order to serve the community and Door County's police, fire, and emergency response network.

(d) Promote and protect public health, safety, and general welfare.

(e) Not prohibit, or have the effect of prohibiting, the provision of mobile services.

(f) Not unreasonably discriminate among providers of functionally equivalent services.

(g) Preserve the authority of Door County over decisions regarding the siting, construction, and modification of support structures and related facilities, including mobile service support structures and mobile service facilities.

(7) Compliance. No support structure (e.g., communications tower) or related facility, including no mobile service support structure or mobile service facility, shall be sited, constructed, or modified except in full compliance with this Chapter.

(8) Abrogation. It is not intended by the creation of this Chapter to repeal, abrogate, annul, impair, or interfere with any existing ordinance.

(9) Interpretation. The provisions of this Chapter and all other provisions of the Zoning Ordinance shall be harmonized to give full force and effect to each wherever possible. In the event of an irreconcilable conflict, this Chapter controls with regard to the regulation of support structures and related facilities.

(10) Severability. The provisions of this Chapter shall be interpreted, when possible, to sustain their legality and enforceability as a whole. In the event any provision of this Chapter shall be held, in whole or in part, illegal or unenforceable by a court of competent jurisdiction, neither the validity of the remaining part of such provision, nor the validity of any other provision of this Chapter, shall be in any way affected thereby.

(11) Warning and Disclaimer of Liability. This Chapter shall not create a duty or liability on the part of, or a cause of action against Door County, its officers, or employees thereof, for any damages that may result from administration of or reliance on this Chapter.

(12) Definitions.

(a) Antenna: Communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

(b) Applicant: The owner(s) or lessee(s) of the land upon which the structure and facilities are proposed to be located.

(c) Class 1 collocation: The placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.

(d) Class 2 collocation: The placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.

(e) Collocation: A class 1 or class 2 collocation or both.

(f) Critical Public Safety Communications Corridor: The area within an existing line-of-site communications path that is used by public safety entities for critical safety-of-life communications.

(g) Equipment Compound: An area surrounding or adjacent to the base of an existing support structure within which is located the related mobile service facilities.

(h) Existing Structure: A support structure that exists at the time a request for permission to place any type of mobile service facility on or near the support structure is filed with a political subdivision.

(i) Mobile Service: The meaning given in 47 USC 153 (33).

(j) Mobile Service Facility: All equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment necessary to provide mobile service to a discrete geographic area that are placed on or around a support structure, but does not include the underlying support structure.

(k) Mobile Service Provider: Any person who provides mobile service, including a person that builds and operates mobile service support structures or facilities, whether or not licensed by the Federal Communications Commission.

(l) Mobile Service Support Structure: An existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

(m) Permit: A permit issued hereunder which authorizes any of the following by an applicant: a Class 1 collocation; a Class 2 collocation; or construction of a support structure, including a mobile service support structure.

(n) Operator: The person who owns or operates a support structure or related facilities.

(o) Search Ring: A shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

(p) Substantial Modification: The modification of a support structure (e.g., mobile service support structure), including the mounting of an antenna on such a structure, that does any of the following:

1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.

3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for co-location.

4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

(q) Support Structure: An existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

(r) Utility Pole: A structure owned or operated by an alternative telecommunications utility, as defined in §196.01(1d), Wis. Stats.; public utility, as defined in §196.01(5), Wis. Stats.; telecommunications utility, as defined in §196.01(10), Wis. Stats.; political subdivision; or cooperative association organized under Ch. 185, Wis. Stats.; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in §182.017(1g)(cq), Wis. Stats.; for video service, as defined in §66.0420(2)(y), Wis. Stats.; for electricity; or to provide light.

(13) Application and Permit.

(a) Permit Required. A permit is required hereunder, subject to the provisions and limitations of §66.0404, Wis. Stats., for any of the following activities:

1. The siting and construction of mobile service support structures and mobile service facilities;
2. With regard to a class 1 collocation, the installation of mobile service facilities on existing support structures that require substantial modification; and
3. A class 2 collocation.

(b) Provided all requirements of this Chapter are met, a permit to engage in the activities described in Section 14.01(13)(a)1. – 3., above, shall be issued to the applicant.

(14) Application Process.

(a) Prior to engaging in any siting, construction, or modification activity described in Section 14.01(13), above, the applicant must complete the application process and obtain a permit as set forth herein.

(b) The application shall be in writing, on the prescribed form, and shall contain all of the information set forth below, as applicable:

All Applications: New, Class I Collocations, or Class II Collocations

1. Name, business address, email address (optional), phone number, and original duly authorized (and notarized) signature of each applicant or a duly authorized signatory.
2. Name, business address, email address (optional), and phone number of the contact individual for each applicant.
3. Name, business address, email address (optional), and phone number of each known operator if different than the applicant.
4. Name, business address, email address (optional), and phone number of the contact individual for each known operator.
5. Federal Communications Commission license and registration numbers.
6. Site plan showing location of the proposed or affected mobile service support structure and mobile service related facility.

Applications for New or Class I Collocations

7. A sworn statement attesting that the applicant verified with the Door County Technology Services Department that the proposed support structure and related facilities will not be located within any critical public safety communications corridor. (Amended: 26 March 2019; Ord. No. 2019-03)
8. Plans indicating security measures (i.e., access, fencing, lighting, signage, etc.).
9. Proof of comprehensive general liability insurance coverage. The policy shall be furnished by an insurer authorized to do business in Wisconsin, include coverage for bodily injury liability, property damage, and personal injury, with no less than a one million dollar (\$1,000,000) limit per occurrence, with a three million dollar (\$3,000,000) aggregate. Coverage must be written on an "occurrence" basis, shall cover all risks incident to any activity of the applicant under any permit issued hereunder, and must be maintained without lapse in coverage until all permitted structures and related facilities cease operation.
10. A copy of the deed, evidencing current ownership of the real property, and, if applicable, the property lease agreement. The lease agreement shall not discourage or prevent collocation of other providers.
11. Proof of compliance with **or exemption from** Federal Communications Commission ("FCC") rules ~~for environmental review, including a letter stating that an Environmental Assessment ("EA") is not required, a Finding of No Significant Impact ("FONSI"), or other written assurance that appropriate measures are or will be taken to protect environmental and historic resources.~~

12. ~~Written statement from applicant that notice to the Proof that the~~ Federal Aviation Administration (“FAA”) ~~is not required or proof that the FAA~~ was notified and a ~~final-written~~ determination of 'no hazard' to air navigation from the FAA.

13. A report prepared by an ~~licensed~~ engineer ~~licensed by the State of Wisconsin~~ certifying the structural design of the mobile service support structure.

14. Affidavit of Notification indicating that all operators and owners of airports located within five (5) miles of the proposed site have been notified via certified mail.

(c) If the application is to substantially modify an existing support structure, the application shall also include a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

(d) If the application is to construct a new mobile service support structure, the application shall also include:

1. A construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure; and

2. An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring: would not result in the same mobile service functionality, coverage and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

(e) All applications must be accompanied by the requisite non-refundable permit fee, consistent with §66.0404(4)(d)1. – 2., Wis. Stats., and as established by the Door County Board of Supervisors.

(f) The Door County Land Use Services Department (“Land Use Services Department”) may, in the exercise of its discretion, engage the services of third-party consultants to assist with review of the application and permit. If a third-party consultant is engaged, the applicant shall pay, subject to §66.0404(4)(f), Wis. Stats., the actual, necessary, and direct cost (sans travel expenses) of the third-party consultant.

(g) The permit fee requirements do not apply to support structures and facilities wholly owned and operated by, or for the sole use or benefit of the state, the county, or a municipality.

(15) Application Review and Permit Grant.

(a) The Land Use Services Department will determine whether or not an application is complete. To be deemed complete, an application must contain all the information required by this Chapter, be properly executed, and be accompanied by the requisite fee and payment of (or agreement to pay) any applicable charges.

(b) If the Land Use Services Department does not deem an application to be complete, the Land Use Services Department shall notify the applicant in writing within ten (10) days (within five (5) days for a class 2 collocation) of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(c) Within ninety (90) days (within forty-five (45) days for a class 2 collocation) after the application is determined complete under Section 14.01(15)(a), supra, the Land Use Services Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Land Use Services Department may agree in writing to an extension of the ninety (90) day (forty-five (45) day for a class 2 collocation) period:

1. Review the application to determine whether it complies with all applicable aspects of (subject to the limitations of §66.0404, Wis. Stats.) the county zoning ordinance.
2. Make a final decision whether to approve or disapprove the application.
3. Notify the applicant in writing of its final decision.
4. If the application is approved, and all fees and charges paid, issue the applicant the relevant permit.
5. Any denial (i.e., disapproval) of an application will be in writing and supported by substantial evidence in a written record.

(d) The Land Use Services Department may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described in Section 14.01(14)(d)2., above.

(16) Permit Transferability.

(a) Permits are valid only for the person or persons listed on the permit.

(b) Permits may only be transferred if: the real property is sold or the lease is transferred; the requisite permit transfer form (available from the Land Use Services Department) is complete (to the satisfaction of the Land Use Services

Department), fully executed and notarized; and the transferee meets all the requirements of this Chapter and the permit.

(17) Structural, Design, and Environmental Standards.

(a) All new mobile service support structures, existing support structures, and mobile service facilities shall be designed as set forth below:

1. Mobile service support structures and mobile service facilities, to the degree feasible and practicable, shall be non-reflective in color.
2. Mobile service facilities shall be designed and operated in accordance with all applicable codes regarding fire prevention.
3. The perimeter of the equipment compound shall be located within 50 feet of the associated support structure, as measured from the center of the support structure.
4. Buildings located within the equipment compound shall not exceed twenty-six (26) feet in height, measured from the original grade at the base of the facility to the top of the facility.

(18) Setbacks/Fall Zone/Critical Public Safety Communications Corridor/Wetlands.

(a) The setback or fall zone requirement for mobile service support structures is the height of the structure (e.g., tower) ~~plus ten percent (10%)~~. **Upon request, an owner of an adjacent property or road may relax or waive the setback or fall zone requirement by written agreement. A waiver by an adjacent owner is an encumbrance on the real property, runs with the land until the tower is decommissioned, and shall be recorded in the Door County Register of Deeds office.**

(b) If an applicant provides Door County with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required above, that setback or fall zone requirement does not apply to such a structure unless Door County provides the applicant with substantial evidence that the engineering certification is flawed.

(c) All mobile service support structures and mobile service facilities shall meet the required shoreland setbacks. A lesser setback from the ordinary high-water mark shall be allowed only if the applicant demonstrates that there is no feasible alternative location outside of the shoreland setback area and best management practices to infiltrate or otherwise control storm water runoff from the structure are employed.

(d) No mobile service support structures or mobile service facilities shall be located within any designated critical public safety communications corridor. The

burden is on the applicant to demonstrate that the project will avoid interference to critical public safety communications. The objectives here are to: promote robust and reliable, and prevent or mitigate interference to, public safety communications (e.g., law enforcement, emergency medical, and fire) systems that provide critical safety-of-life communications services. This requirement reflects the minimum practical regulations that are necessary to accomplish that public health and safety objective.

(e) No mobile service support structure or mobile service facility shall be permitted in wetlands.

(19) Site Development.

(a) Noise and Traffic.

Mobile service support structures or mobile service facilities shall be constructed and operated in such a manner as to minimize the amount of disruption caused to nearby properties. To that end, the following measures shall be implemented for mobile service support structures or facilities.

1. Noise-producing activities (e.g., construction) shall take place only on weekdays (Monday through Friday, non-holiday) between the hours of 6:00 a.m. and 6:00 p.m., except in times of emergency repair; and
2. Emergency power systems (e.g., backup generators and backup batteries), if present, shall be operated only during power outages, for testing, and maintenance purposes.

(b) Security and Signage.

1. Mobile service support structures and mobile service facilities shall be reasonably protected against unauthorized access.
2. Signs must be prominently displayed within the equipment compound prohibiting entry without authorization, warning of the dangers from electrical equipment and unauthorized climbing of the support structure (e.g., tower), and identifying the owner and telephone number for contact in case of emergency. No sign shall be larger than six (6) square feet.

(c) Driveways and Access.

1. Access to mobile service sites shall be by an all-weather gravel or paved driveway. No driveway, unless required under 3., below, shall have a width greater than fifteen (15) feet. Driveways must have a turnaround of the minimum size necessary to accommodate and provide maneuverability for service and emergency vehicles.
2. All mobile service sites shall use existing access points and roads whenever possible. Sites that abut two (2) or more public roads shall gain access from the lowest-class road regardless of driveway length. The road classification hierarchy, in order from highest to lowest, shall be as follows:

federal, state, county, town. The applicant shall seek and obtain approval for access from the entity having jurisdiction over the road.

3. The permitting, location, design, and construction of access driveways shall conform to any applicable requirements established by the town.

(20) Ceased Operation, Removal, and Financial Assurance for Removal.

(a) Restoration Requirement.

1. Any mobile service support structure or mobile service facility that has not been operated for a continuous period of twelve (12) months shall be considered to have ceased operation. Within six (6) months of the mobile services permit holder being notified that a mobile service support structure or related facility is considered to have ceased operation, the property shall be restored as herein required:

- a. All mobile service support structures and mobile service facilities shall be removed from the property. If there are two or more users of a single mobile service support structure, then this provision shall not become effective until all operations of the mobile service support structure cease.
- b. All building(s), supporting equipment, and foundations shall be removed to a depth of five (5) feet below the ground surface or, if the distance to bedrock is less than five (5) feet, to bedrock. All excavated areas shall be filled in with unconsolidated soil material, of which the top four (4) or more inches shall be screened topsoil. The excavated areas shall be made level with the surrounding ground surface and shall be seeded or planted with native vegetation.
- c. A document showing the existence of any subsurface structure remaining below grade shall be recorded with the Door County Register of Deeds. Such recording shall accurately set forth the location and describe the remaining structure.
- d. Any hazardous material, either in containers or spilled upon or in the ground, shall be removed and disposed of in a manner prescribed by applicable state and federal law.

2. If removal to the satisfaction of the Land Use Services Department does not occur within six (6) months, the Zoning Administrator may order restoration ~~by utilizing enforcing~~ the established ~~restoration agreement as described under s. 14.01(20)(a)3. below~~ or ~~utilizing the~~ financial assurance as provided under subsection 3.g., below, and salvage said mobile service support structure or facility.

3. ~~Subject to §66.0404(4)(i), Wis. Stats., a~~As a condition of the issuance and validity of a permit, the applicant/permit holder shall ~~either record an~~

agreement in the Door County Register of Deeds that assures compliance with s. 14.01.20(a)1.a.– d. of this chapter or file and maintain a financial assurance, subject to §66.0404(4)(i), Wis. Stats., with the Land Use Services Department. The financial assurance:

- a. Shall be by an irrevocable letter of credit or performance bond.
- b. Shall equal as closely as possible the cost to Door County of hiring a contractor to complete restoration as set forth in Section 14.01(20)(a)1. a. – d., above. This amount will initially be based on a written estimate of a qualified remover of said types of structures, or twenty thousand dollars (\$20,000), whichever is less, to guarantee that the mobile service support structure will be removed when no longer in use. The amount of financial assurance shall be reviewed periodically by the Land Use Services Department to assure it equals outstanding restoration costs.
- c. May be adjusted when required by the Land Use Services Department. The Land Use Services Department may notify the permit holder in writing that adjustment is necessary and the reasons for it (e.g., based upon prevailing or projected interest or inflation rates, or the latest cost estimates for restoration).
- d. Shall be payable to Door County.
- e. May not be cancelled by the surety or other holder or issuer except after not less than a ninety (90) day notice to the Land Use Services Department in writing by registered or certified mail. Not less than thirty (30) days prior to the expiration of the ninety (90) day notice of cancellation, the permit holder shall deliver to the Land Use Services Department a replacement proof of financial assurance. In the absence of this replacement financial assurance, operation of the mobile service facility shall cease until the time it is delivered and in effect.
- f. Shall be released only upon the Land Use Services Department's certification of successful completion of necessary restoration measures. The permit holder must notify the Land Use Services Department, by filing a notice of completion, that restoration is complete. The Land Use Services Department will inspect the site that was the subject of the notice of completion to determine if restoration has been carried out in accordance with Section 14.01(20)(a)1. a. – d., above. Within sixty (60) days after the notice of completion is filed, the Land Use Services Department will issue a written determination that: it is not possible to assess whether restoration is complete due to weather conditions, soil conditions, or other relevant factors;

restoration is not complete; restoration is complete in part; or restoration is fully complete.

- g. Shall be forfeited if restoration is not completed as required by Section 14.01(20) (a)1. a. – d., above.

4. The permit holder may change financial assurance. This may not be done more than once a year unless required by and adjustment imposed pursuant to Section 14.01(20)(a)3.c., above. The permit holder shall give the Land Use Services Department at least sixty (60) days' notice prior to changing financial assurance and may not actually change financial assurance without the prior written approval of the Land Use Services Department.

5. Any person who obtains a permit from the Land Use Services Department for two (2) or more sites may elect, at the time the second or subsequent permit is approved, to post a single financial assurance in lieu of separate financial assurance instruments for each site. When an applicant/permit holder elects to post a single financial assurance in lieu of separate financial assurances for each site, no financial assurances previously posted on individual sites shall be released until the new financial assurance has been accepted by the Land Use Services Department.

6. The financial assurance requirements do not apply to support structures and facilities wholly owned and operated by, or for the sole benefit or use of, the state, county or a municipality.

7. This financial assurance requirement is deemed competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the County of Door which fall into disuse.

(21) Administration, Appeal, and Enforcement.

(a) Administration.

The Land Use Services Department is empowered and responsible to administer this Chapter, issue permits as appropriate under this Chapter, and perform all other duties within the scope of this Chapter. All duties shall be the responsibility of a Zoning Administrator, except as otherwise specified.

(b) Appeals.

A party who is aggrieved by the final decision of the County to approve or disapprove an application hereunder may only pursue the remedy set forth in §66.0404(2)(f), Wis. Stats., or §66.0404(3)(d), Wis. Stats.

(c) Violations. It shall be unlawful to site, construct, install, reconstruct, improve, extend, enlarge, relocate, or convert any support structure or related facility in violation of the provisions of this Chapter. It shall also be unlawful to fail to obtain a permit.

(d) Enforcement, Penalties, and Remedies for Violation.

Door County may enforce this Chapter by any lawful enforcement method deemed appropriate and necessary, including the following:

1. Issuance of a citation under §66.0113, Wis. Stats., and Ch. 35, §35.01, Door County Code.
2. Filing a summons and complaint, seeking injunctive relief, monetary penalties, and any other remedy allowed by law.
3. A monetary penalty of not less than one hundred and fifty dollars (\$150) per day and not more than five hundred dollars (\$500) per day for each offense. Each day of continued violation constitutes a separate offense.
4. Allowable assessments, costs, fees, penalties, and surcharges.

(e) Nonexclusivity.

1. Enactment of this Chapter does not preclude the County from enacting any other ordinance or providing for the enforcement of any other law or ordinance relating to the same or other matter.
2. The issuance of a citation or filing of a summons and complaint hereunder shall not preclude the County or any other person or entity from proceeding under any other law, ordinance, regulation or order or by any other enforcement method to enforce any law, ordinance, regulation or order.

14.02 Radio Broadcast Service Facilities

- (1) Authority. Section 14.02 is adopted pursuant to §§59.03, 59.54, and 66.0406, Wis. Stats.
- (2) Applicability. Section 14.02 applies in the unincorporated areas of Door County ("County").
- (3) Purpose. The purpose of Section 14.02 is to regulate the placement, construction, or modification of radio broadcast service facilities, subject to the provisions and limitations of §66.0406, Wis. Stats.
- (4) Intent. Section 14.02 is intended to accomplish, to the greatest degree possible, the following:
 - (a) Promote and protect public health, safety, and general welfare.
 - (b) Minimize or eliminate the adverse public health or safety effects of the siting and construction of radio broadcast service facilities, through the minimum practical regulations that are necessary to accomplish these objectives.

- (c) Reasonably accommodate radio broadcast services.
 - (d) Not prohibit, or have the effect of prohibiting, the provision of radio broadcast services.
- (5) Application and Permit.
- (a) A permit is required for radio broadcast service facilities.
 - (b) The application process, fee and charges, application review, permit grant, and permit transferability, for radio broadcast service facilities shall be the same as set forth in Sections 14.01(13) – (16), above.
- (6) Denial of Placement, Construction, or Modification of Radio Broadcast Service Facilities.
- (a) If the Land Use Services Department denies a request by any person to place, construct, or modify radio broadcast service facilities, the denial may be based only on public health or safety concerns.
 - (b) The Land Use Services Department must provide the requester with: a written denial of the requester's request; and substantial written evidence which supports the reasons for the Land Use Services Department's action.
- (7) Structural, Design, and Environmental Standards; Setbacks, Fall Zone, Critical Public Safety Communications Corridor, Wetlands; Site Development and Ceased Operation, Removal, and Financial Assurance for Removal.
- (a) The foregoing are, subject to the limitations set forth in §66.0406(2)(a) – (b), Wis. Stats., as set forth in Sections 14.01(17) – (20), above.
- (8) Administration, Appeal, and Enforcement.
- (a) The foregoing are as set forth in Section 14.01(21), above.
- (9) Definitions.
- (a) To the extent that there are no irreconcilable conflicts, the definitions for this section include those set forth in Section 14.01(12).
 - (b) Where the language in Section 14.01 refers to mobile service support structures or mobile service facilities said language shall be interpreted in regard to administration of Section 14.02 as referring to radio broadcast services or radio broadcast service facilities.
 - (c) Radio Broadcast Services: The regular provision of a commercial or noncommercial service involving the transmission, emission, or reception of radio waves for the transmission of sound or images in which the transmissions are intended for direct reception by the public.

(d) Radio Broadcast Service Facilities: The commercial or noncommercial facilities, including antennas and antenna support structures, intended for the provision of radio broadcast services.

14.0414.03 Broadband Network Projects – Pursuant to §196.504, Wis. Stats.

(Added: 23 May 2017; Ord. No. 2017-03) (Renumbered:)

(1) Authority. This section is enacted consistent with §§ 59.03, 59.54, 59.69 & 196.504, Wis. Stats.

(2) Applicability. This section applies in the unincorporated areas of Door County.

(3) Purposes. The purposes of this section are:

(a) To ensure that Door County may be certified as a *Broadband Forward! Community* under §196.504(4), Wis. Stats.

(b) To encourage the development of broadband infrastructure in underserved areas of Door County; and

(c) To effect the timely and efficient: review and approval of applications, issuance of permits, and resolution of related issues related to broadband network projects.

This section shall at all times be construed consistent with the aforementioned purposes.

(4) Interpretation. If ambiguities or conflicts exist between the provisions of this section and §§14.01, - 14.032, and 14.04 above, an attempt should be made to reconcile and give effect to all provisions if reasonably practicable. If not, then the provisions of this section control.

(5) Definitions. To the extent there are no irreconcilable conflicts, the definitions in this section shall be as set forth in §196.504(4), Wis. Stats., §§14.01, -14.032, and 14.04, Door County Comprehensive Zoning Ordinance, and as follows:

(a) “Applicant” means a person applying for a permit for a broadband network project.

(b) “Broadband Network Project” means the construction or deployment of wireline or wireless communications facilities to provide broadband communications services in underserved areas of Door County.

(c) “Permit” means any local permit, license, certificate, approval, registration, or similar form of approval required by policy, administrative rule, regulation, ordinance, or resolution with respect to a broadband network project.

(d) "Written" or "in writing" means information that is inscribed on a tangible medium or that is stored in an electronic or other intangible medium and is retrievable in perceivable form.

(6) Point of Contact. The single point of contact for all matters related to a broadband network project, including receipt of a broadband network project application, is the:

Door County Land Use Services Department
 Door County Government Center
 421 Nebraska Street
 Sturgeon Bay, WI 54235
 PH: 920.746.2323
 FAX: 920.746.2387
 Email: mgoode@co.door.wi.us
 Website: <http://map.co.door.wi.us/planning/>
<https://www.co.door.wi.gov/164/Land-Use-Services>

(7) Electronic Submission. All forms, applications, and documentation related to a broadband network project may be filed and signed by electronic, or any other means authorized by the Public Service Commission of Wisconsin.

(8) Application and Permit.

(a) A permit is required for broadband network projects.

(b) The application process, fee and charges, application review, permit grant, and permit transferability shall be, to the extent such does not conflict with §196.504, Wis. Stats., consistent with §§14.01(13) – (16), above.

(9) Structural, Design, and Environmental Standards; Setbacks, Fall Zone, Critical Public Safety Communications Corridor, Wetlands; Site Development and Ceased Operations, Removal, and Financial Assurance for Removal

(a) The foregoing are as set forth in §14.01(17) – 14.01(20), above.

(b) Subject to the limitations set forth in §§66.0404 & 196.504(4), Wis. Stats.

(10) Completeness Review of Applications.

(a) The Door County Land Use Services Department ("Land Use Services Department") will determine whether an application is complete and notify the applicant about the determination in writing within ten (10) days of receiving the application.

- (b) If the Land Use Services Department does not believe that an application is complete, the written notification under (10)(a) above will specify in detail the required information that is incomplete.
- (c) If the Land Use Services Department does not make the written notification required under (10)(a) above, the application will be deemed to be complete.
- (d) An applicant may resubmit an application as often as necessary until the application is complete.
- (11) Approval or Denial of Complete Applications.
- (a) Within sixty (60) days of receiving an application that is complete, the Land Use Services Department will approve or deny the application and provide the applicant written notification of the approval or denial.
- (b) If the Land Use Services Department denies an application, it will include in the written notification under (11)(a) above evidence that the denial is not arbitrary and capricious.
- (c) An application is considered approved and any required permit is to be issued if the Land Use Services Department does not provide the written notification under (11)(a) above.
- (12) Fees.
- (a) Fees, to review an application, issue a permit or perform any other activity related to a broadband network project, will be as established by the Door County Board of Supervisors.
- (b) Any fees imposed shall be reasonable consistent with §196.504(5)(i), Wis. Stats.
- (c) An application fee that exceeds one hundred dollars (\$100) is unreasonable.
- (13) Administration, Appeal, and Enforcement. Administration, appeal and enforcement shall, to the extent there are no irreconcilable conflicts, be as set forth in §§14.01(21) above.
- (14) Initial Applicability. This section first applies to applications received for broadband network projects on or after the effective date of this ordinance.

14.03 14.04 Other Communications Services Support Structures and Related Facilities (Renumbered:)

- (1) Authority. Section 14.034 is adopted consistent with §§59.03, 59.54, and 59.69, Wis. Stats., and, to the extent it is applicable, the Federal Telecommunications Act of 1996.
- (2) Applicability. Section 14.034 applies in the unincorporated areas of Door County (“County”).
- (3) Purpose. The purpose of Section 14.034 is to regulate the placement, construction, or modification of wireless communications services support structures and related facilities except those described in §§66.0404 and 66.0406, Wis. Stats.
- (4) Intent. Section 14.034 is intended to accomplish, to the greatest degree possible, the following:
 - (a) Preserve Door County’s authority over zoning and land use decisions for other communications services support structures and related facilities.
 - (b) Promote and protect public health, safety, and general welfare.
 - (c) Minimize or eliminate the adverse public health or safety effects of other communications services support structures and related facilities through the minimum practical regulations that are necessary to accomplish these objectives.
 - (d) Encourage collocation to the extent technologically feasible, and engage in cooperative efforts with providers to chart the potential overlap of desirable locations, in order to minimize the number of structures and facilities to be sited.
 - (e) To not unreasonably discriminate among providers of functionally equivalent services.
 - (f) To not regulate in a manner that prohibits or has the effect of prohibiting the provision of these other communications services.
- (5) Application and Permit.
 - (a) A permit is required for the placement, construction, or modification of other communications service support structures and related facilities.
 - (b) The application process, fee and charges, application review, permit grant, and permit transferability, for other communications service support structures and related facilities are consistent with that set forth in Sections 14.01(13) – (16), above.

(6) Denial of Placement, Construction, or Modification of Other Communications Service Support Structures and Related Facilities.

(a) Door County must act on applications within a reasonable period of time.

(b) Door County must make any denial of an application in writing supported by substantial evidence in a written record.

(7) Structural, Design, and Environmental Standards; Setbacks, Fall Zone, Critical Public Safety Communications Corridor, Wetlands; Site Development and Ceased Operation, Removal, and Financial Assurance for Removal.

(a) The foregoing are consistent with that set forth in Sections 14.01(17) – (20), above.

(8) Administration, Appeal, and Enforcement.

(a) The foregoing are consistent with that set forth in Section 14.01(21), above.

(9) Definitions.

(a) To the extent that there are no irreconcilable conflicts, the definitions for this section include those set forth in Sections 14.01(12).

(b) Where the language in Section 14.01 refers to mobile service support structures or mobile service facilities said language shall be interpreted in regard to administration of Section 14.034 as referring to wireless communications services support structures and related facilities other than those described in §§66.0404 and 66.0406, Wis. Stats.

(c) Other Communications Services Support Structures: Wireless communications services support structures and related facilities except those described in §§66.0404 and 66.0406, Wis. Stats.

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Friday, May 15, 2020 10:19 AM
To: 'admin@baileysharborwi.org'; 'bhchairdoug@gmail.com'; 'timtishler@sbcglobal.net'; 'deputyclerk@baileysharborwi.org'; 'jonein789@centurytel.net'; 'bevjoewautier@gmail.com'; 'markmarchant21@gmail.com'; 'jdaoust@portsidebuilders.com'; 'townofclaybanks@gmail.com'; 'mdj920@gmail.com'; 'mdj920@gmail.com'; 'clerk@townofeggharbor.org'; 'tazpeters1@hotmail.com'; 'tazpeters1@hotmail.com'; 'clerk@forestvilletown.com'; 'chair@forestvilletown.com'; 'mnelson6149@yahoo.com'; 'supervisor1@forestvilletown.com'; 'supervisor2@forestvilletown.com'; 'togclerk@townofgardner.org'; 'm70250@gmail.com'; 'mclentz55@gmail.com'; 'clerk@townofgibraltar.us'; 'ssohns@townofgibraltar.us'; 'lmerline@townofgibraltar.us'; 'jtownclerk@jportfd.com'; 'halsteadfarms@aol.com'; 'clarklake60@sbcglobal.net'; 'tlibertygrove@gmail.com'; 'jlowry@libertygrove.org'; 'ngoss@libertygrove.org'; 'nasewaupeeclerk@gmail.com'; 'nasewaupeechair@gmail.com'; 'larryfreeu@gmail.com'; 'office@townofsevastopol.com'; 'danwoelfel@townofsevastopol.com'; 'lindadwait@gmail.com'; 'nlanschutz@yahoo.com'; 'dancihlar@hotmail.com'; 'billlutleydoor@gmail.com'; 'laluzerne@centurytel.net'; 'bjrenard16@gmail.com'; 'g3mi@sawmat.com'; 'townoffice@washingtonisland-wi.gov'; 'chairman@washingtonisland-wi.gov'; 'mkickbush@hotmail.com'
Subject: June 4th hearing re: communication tower regulation amendments
Attachments: 2019-06-04 RPC tower amendment materials.pdf

Hi, town clerks, plan commission chairs, and board chairs –

As you are aware, the Resource Planning Committee (RPC) in January and then again on May 7th discussed potential amendments to the county's communication tower regulations (Chapter 14 of the zoning ordinance). The regulations are currently in effect in nine of the 14 towns. (Towns where the regulations are not in effect are Baileys Harbor, Egg Harbor, Jacksonport, Liberty Grove, and Nasewaupee.)

The RPC voted last week to sponsor for public hearing the amendments to the chapter as presented. The public hearing will be held using virtual technology on June 4th at 1:00. Please note there is another hearing that will be held before this one.

Attached, please find:

- The public hearing notice
- Guidelines for virtual hearings before RPC
- An overview of hearing types
- The petition for zoning amendment
- May 7, 2020 RPC minutes item re: sponsorship
- Chapter 14 (proposed amendments are in red font)

Please let me know if you have any questions.

Thank you!

Mariah Goode, Director
 Door County Land Use Services Department
 Door County Government Center
 421 Nebraska Street

Sturgeon Bay, WI 54235
Direct line: (920) 746-2224
Main office line: (920) 746-2323
FAX: (920) 746-2387
E-mail: mgoode@co.door.wi.us
Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Friday, May 15, 2020 10:19 AM
To: PABICH, KEN; THOMAS, GRANT; Kerwin, Rebecca
Subject: FW: June 4th hearing re: communication tower regulation amendments
Attachments: 2019-06-04 RPC tower amendment materials.pdf

FYI.

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Subject: June 4th hearing re: communication tower regulation amendments

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Friday, May 15, 2020 10:21 AM
To: 'Steve Jenkins'
Subject: FW: June 4th hearing re: communication tower regulation amendments
Attachments: 2019-06-04 RPC tower amendment materials.pdf

FYI. Please contact me at your convenience to discuss the process-related questions you indicated you have.

Mariah Goode, Director
 Door County Land Use Services Department
 Door County Government Center
 421 Nebraska Street
 Sturgeon Bay, WI 54235
 Direct line: (920) 746-2224
 Main office line: (920) 746-2323
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Subject: June 4th hearing re: communication tower regulation amendments

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Friday, May 15, 2020 10:21 AM
To: 'David Studebaker'; 'Jessica Hatch'
Subject: FW: June 4th hearing re: communication tower regulation amendments
Attachments: 2019-06-04 RPC tower amendment materials.pdf

FYI.

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Subject: June 4th hearing re: communication tower regulation amendments

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Friday, May 1, 2020 10:45 AM
To: PABICH, KEN; WIPPERFURTH, STEPHEN
Subject: LUSD 2020 financial projections

Importance: High

Hi, Ken and Steve –

The Land Use Services Department will definitely have lower expenses, and appears to be on track to have the same or higher revenues, than were budgeted for 2020.

While it is hard to predict what the real estate/development market will do in upcoming months, I've talked to a lot of Door County people in that industry in recent weeks – real estate agents, contractors, builders, architects, attorneys, appraisers, surveyors, title companies, and septic system folks – and they all say that their work has not slowed down at all (and, that it never really did slow down this winter). The Register of Deeds has also indicated to me that their transfers and recordings have not slowed.

The information below from our budget reports to date and permit application levels supports this anecdotal evidence, and verifies what LUSD staff having been saying for months: it has been a very busy year so far, even – and possibly more so – during the “Safer at Home” order.”

Revenue Analysis

January 1-April 30, 2020: \$140,168.47

January 1-April 30, 2019: \$163,421.21

Comments on the differences between the two years to date:

- The 2020 WLIP Strategic Grant amount received is \$30,000 lower so far in 2020 than it was at this point in 2019. This has to do with the timing of and in what amounts state reimbursements have been distributed; it's not that we are going to end up getting less money than we budgeted for this item in 2020.

If you take the WLIP grant completely out of the equation for both years, revenues would be \$113,421.21 for 2019, and \$120,168.47 for 2020. That 2020 figure does not include the zoning and sanitary fees pending deposit discussed immediately below.

- Zoning application fees from the non-final-closeout report for April are up almost exactly \$8,000 so far for the first four months of 2020 compared to the first four months of 2019. Note that there will also be an additional approximately \$4500 in zoning fees to be deposited on Monday, to be credited to April 2020.
- Sanitary application fees show up on the non-final-closeout report for April as being down about \$7,000 for the first four months of 2020 compared to the first four months of 2019. However, we have an additional approximately \$6400 in sanitary fees that will be deposited on Monday, to be credited to April 2020, and also a number of applications with accompanying fees that have not yet been entered into the permit and financial systems.

I also looked at zoning application numbers and trends.

- January 1-April 30, 2020: 112 zoning permits were issued and 53 additional applications have been received that are still pending, for a total of 165. (72 of those already issued were between March 1-April 30th. Most of the pending applications should be issued in the next week or two.)
- January 1-April 30, 2019: 146 zoning permits were issued. (106 of those were issued between March 1-April 30th.)

Expense Analysis

- Wages: We will be spending less than budgeted for wages in 2020.
 - We have been short one ZA for the past 3.5 months, and the third ZA we've hired won't be coming on board until we re-open the building to staff (presumably the end of May?), so we will have ~4.5 months' worth of savings from that position being open.
 - We will also have the savings from Lois and Linda being furloughed to half-time for ~four weeks.
- All other expenses are on track to come in at or below what was budgeted for the year.
- We have no additional expenses anticipated due to COVID-19.

Please let me know if you have any questions.

Thank you!

Mariah Goode, Director
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Door County

Budget Performance Report

Date Range 01/01/20 - 05/28/20

Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd
Fund 100 - General Fund									
REVENUE									
Department 68 - Land Use Services									
43253	St Aid LIO Training	1,000.00	.00	1,000.00	.00	.00	1,000.00	.00	100
43254	St Aid WLIB Grant	30,000.00	.00	30,000.00	.00	.00	33,440.00	(3,440.00)	111
43256	St Aid WLIP Strategic Gnt	40,000.00	.00	40,000.00	.00	.00	20,000.00	20,000.00	50
43406	St Aid Wisconsin Fund	48,000.00	.00	48,000.00	.00	.00	.00	48,000.00	0
44106	Sanitary Permits	60,000.00	.00	60,000.00	9,050.00	.00	23,525.00	36,475.00	39
44107	Zoning Fees & Permits	150,000.00	.00	150,000.00	12,600.00	.00	52,950.00	97,050.00	35
44110	Land Division Fees	5,000.00	.00	5,000.00	175.00	.00	975.00	4,025.00	20
45112	Monetary Penalties Plannng	100.00	.00	100.00	.00	.00	.00	100.00	0
45113	Addressing Revenues	5,000.00	.00	5,000.00	850.00	.00	3,565.00	1,435.00	71
45114	Monetary Penalties Sanitn	.00	.00	.00	.00	.00	73.00	(73.00)	+++
46125	Copy Fees	3,000.00	.00	3,000.00	47.25	.00	1,095.19	1,904.81	37
46801	Holding Tank Plan Rev Fee	3,400.00	.00	3,400.00	990.00	.00	2,160.00	1,240.00	64
48111	Interest-Ld Modern LIO	5,000.00	.00	5,000.00	.00	.00	926.70	4,073.30	19
48342	ROD Land Modern LIO	70,000.00	.00	70,000.00	6,519.00	.00	30,941.00	39,059.00	44
48420	Witness Fees/Jury Duty	.00	.00	.00	.00	.00	16.00	(16.00)	+++
49210	Tr fr Land Modern Reserve	18,557.00	.00	18,557.00	.00	.00	.00	18,557.00	0
Department 68 - Land Use Services Totals		\$439,057.00	\$0.00	\$439,057.00	\$30,231.25	\$0.00	\$170,666.89	\$268,390.11	39%
REVENUE TOTALS		\$439,057.00	\$0.00	\$439,057.00	\$30,231.25	\$0.00	\$170,666.89	\$268,390.11	39%
EXPENSE									
Department 68 - Land Use Services									
Sub-Department 6202 - Planning/Sanitarian									
51101									
51101	Salary & Wages	561,343.00	.00	561,343.00	35,591.96	.00	179,612.99	381,730.01	32
51101.300PR	S&W Vac/PTO Vacation	.00	.00	.00	.00	.00	8,890.80	(8,890.80)	+++
51101.311PR	PTO/Vac/Sick/EUSL Payout PTO/Vac/Sick/EUSL Payout	.00	.00	.00	.00	.00	3,364.15	(3,364.15)	+++
51101.320PR	S&W Holiday Holiday	.00	.00	.00	.00	.00	1,703.87	(1,703.87)	+++
51101.380PR	S&W Trng/Meeting Trng/Meeting	.00	.00	.00	.00	.00	1,320.90	(1,320.90)	+++
51101.385PR	S&W - COVID 19	.00	.00	.00	1,452.04	.00	2,752.92	(2,752.92)	+++
51101.390PR	S&W Personal Personal	.00	.00	.00	.00	.00	802.35	(802.35)	+++
51101.395PR	S&W Administrative Administrative	.00	.00	.00	.00	.00	2,715.25	(2,715.25)	+++
51101 - Totals		\$561,343.00	\$0.00	\$561,343.00	\$37,044.00	\$0.00	\$201,163.23	\$360,179.77	36%
51105	Longevity	800.00	.00	800.00	.00	.00	.00	800.00	0
51111									
51111.274	Per Diem Resource Plannin Resource Planning Committ	6,770.00	.00	6,770.00	.00	.00	2,467.50	4,302.50	36
51111 - Totals		\$6,770.00	\$0.00	\$6,770.00	\$0.00	\$0.00	\$2,467.50	\$4,302.50	36%
51113	Per Diem Brd of Adjustmt	8,500.00	.00	8,500.00	806.22	.00	3,534.95	4,965.05	42
51201	Social Security	44,172.00	.00	44,172.00	2,677.33	.00	14,702.95	29,469.05	33
51202	Retirement	38,518.00	.00	38,518.00	2,500.46	.00	13,211.06	25,306.94	34

Door County

Budget Performance Report

Date Range 01/01/20 - 05/28/20

Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd
Fund 100 - General Fund									
EXPENSE									
Department 68 - Land Use Services									
Sub-Department 6202 - Planning/Sanitarian									
51203	Dental Insurance	9,968.00	.00	9,968.00	724.28	.00	3,663.98	6,304.02	37
51204	Health Insurance	190,944.00	.00	190,944.00	14,952.00	.00	74,760.00	116,184.00	39
51205	Life Insurance	182.00	.00	182.00	18.18	.00	91.40	90.60	50
51206	Workers Compensation	21,220.00	.00	21,220.00	1,287.85	.00	6,574.38	14,645.62	31
52206	Telephone	2,500.00	.00	2,500.00	.00	.00	668.24	1,831.76	27
52301	Repair & Maintenance	250.00	.00	250.00	.00	.00	.00	250.00	0
52303	Repair & Maint-Vehicles	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0
52316	R&M Confined Space Camera	100.00	.00	100.00	.00	.00	.00	100.00	0
52401	Contracted Services	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0
52402	Membership Dues	1,000.00	.00	1,000.00	.00	.00	65.00	935.00	6
52403	Advertising & Legal Notic	1,500.00	.00	1,500.00	.00	.00	693.90	806.10	46
52404	Filing Fees	400.00	.00	400.00	.00	.00	.00	400.00	0
53102	Postage	6,000.00	.00	6,000.00	.00	.00	2,451.30	3,548.70	41
53106	Office Supplies	6,000.00	.00	6,000.00	24.24	.00	546.65	5,453.35	9
53140	Gasoline, Oil & Antifreez	4,500.00	.00	4,500.00	.00	.00	741.73	3,758.27	16
54101	Conference Fees & Trainin	2,000.00	.00	2,000.00	.00	.00	535.00	1,465.00	27
54102									
54102	Training Mile,Meals,Lodge	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0
54102.274	RESOURCE PLANNING Resource Planning Committ	1,387.00	.00	1,387.00	.00	.00	327.76	1,059.24	24
54102.04211	Taxable Meals Taxable Meals	200.00	.00	200.00	.00	.00	.00	200.00	0
54102 - Totals		\$3,087.00	\$0.00	\$3,087.00	\$0.00	\$0.00	\$327.76	\$2,759.24	11%
55106	Printing	500.00	.00	500.00	.00	.00	.00	500.00	0
55107	Leased Copying	4,000.00	.00	4,000.00	(109.45)	.00	1,450.32	2,549.68	36
58114	Wisconsin Fund Grant	48,000.00	.00	48,000.00	.00	.00	.00	48,000.00	0
59153									
59153	Operational Travel Exp	1,500.00	.00	1,500.00	.00	.00	92.50	1,407.50	6
59153.04211	Operational Taxable Meals Taxable Meals	25.00	.00	25.00	.00	.00	.00	25.00	0
59153 - Totals		\$1,525.00	\$0.00	\$1,525.00	\$0.00	\$0.00	\$92.50	\$1,432.50	6%
69910									
69910.32113	Vehicle Replmt Funding Vehicle Replmnt Funding	6,881.00	.00	6,881.00	.00	.00	.00	6,881.00	0
69910 - Totals		\$6,881.00	\$0.00	\$6,881.00	\$0.00	\$0.00	\$0.00	\$6,881.00	0%
Sub-Department 6202 - Planning/Sanitarian Totals		\$974,660.00	\$0.00	\$974,660.00	\$59,925.11	\$0.00	\$327,741.85	\$646,918.15	34%
Sub-Department 6203 - Real Property/LIO									
51101									
51101	Salary & Wages	179,904.00	.00	179,904.00	13,709.66	.00	61,988.32	117,915.68	34
51101.300PR	S&W Vac/PTO Vacation	.00	.00	.00	474.34	.00	4,331.07	(4,331.07)	+++
51101.320PR	S&W Holiday Holiday	.00	.00	.00	.00	.00	547.84	(547.84)	+++

Door County

Budget Performance Report

Date Range 01/01/20 - 05/28/20

Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd
Fund 100 - General Fund									
EXPENSE									
Department 68 - Land Use Services									
Sub-Department 6203 - Real Property/LIO									
51101									
51101.380PR	S&W Trng/Meeting Trng/Meeting	.00	.00	.00	.00	.00	1,884.30	(1,884.30)	+++
51101.390PR	S&W Personal Personal	.00	.00	.00	.00	.00	512.64	(512.64)	+++
51101 - Totals		\$179,904.00	\$0.00	\$179,904.00	\$14,184.00	\$0.00	\$69,264.17	\$110,639.83	39%
51111									
51111.288	Per Diem Land Info Council Land Information Council	100.00	.00	100.00	.00	.00	.00	100.00	0
51111 - Totals		\$100.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0%
51201	Social Security	13,770.00	.00	13,770.00	1,002.99	.00	4,942.21	8,827.79	36
51202	Retirement	12,144.00	.00	12,144.00	957.42	.00	4,675.34	7,468.66	38
51203	Dental Insurance	3,834.00	.00	3,834.00	319.56	.00	1,597.80	2,236.20	42
51204	Health Insurance	73,440.00	.00	73,440.00	6,768.00	.00	33,840.00	39,600.00	46
51205	Life Insurance	75.00	.00	75.00	6.40	.00	32.00	43.00	43
51206	Workers Compensation	360.00	.00	360.00	26.94	.00	131.58	228.42	37
52109	Surveying Services	12,000.00	.00	12,000.00	.00	.00	.00	12,000.00	0
52122	Land Modernization Exp	2,250.00	.00	2,250.00	.00	.00	475.11	1,774.89	21
52126	LIO Internet Exp	25,000.00	.00	25,000.00	.00	.00	2,762.00	22,238.00	11
52302									
52302.00013	Serv Contr-Info Systems Technology Systems	28,940.00	.00	28,940.00	.00	.00	20,131.98	8,808.02	70
52302.00015	SC-Software Register of Deeds	22,100.00	.00	22,100.00	.00	.00	22,010.00	90.00	100
52302.00028	SC-Software Sheriff Sheriff	6,400.00	.00	6,400.00	.00	.00	.00	6,400.00	0
52302.00031	SC-Software SWCD Soil & Water Conservation	4,800.00	.00	4,800.00	.00	.00	1,053.50	3,746.50	22
52302.00068	SC-Software Land Use Serv Land Use Services	8,300.00	.00	8,300.00	2,084.07	.00	9,940.00	(1,640.00)	120
52302 - Totals		\$70,540.00	\$0.00	\$70,540.00	\$2,084.07	\$0.00	\$53,135.48	\$17,404.52	75%
52402	Membership Dues	200.00	.00	200.00	.00	.00	290.00	(90.00)	145
53121	Tax/Assemt Roll Supplies	5,500.00	.00	5,500.00	.00	.00	.00	5,500.00	0
54101	Conference Fees & Trainin	4,400.00	.00	4,400.00	.00	.00	650.00	3,750.00	15
54102									
54102	Training Mile,Meals,Lodge	2,127.00	.00	2,127.00	.00	.00	.00	2,127.00	0
54102.288	LAND INFORMATION COUNCIL Land Information Council	27.00	.00	27.00	.00	.00	23.00	4.00	85
54102.04211	Taxable Meals Taxable Meals	50.00	.00	50.00	.00	.00	.00	50.00	0
54102 - Totals		\$2,204.00	\$0.00	\$2,204.00	\$0.00	\$0.00	\$23.00	\$2,181.00	1%
54116	Suprvsr Assessor Training	70.00	.00	70.00	.00	.00	.00	70.00	0
58170	WLIP Strategic Grant	53,460.00	.00	53,460.00	.00	.00	.00	53,460.00	0
59140	Addressing Prog - County	5,000.00	.00	5,000.00	.00	.00	50.23	4,949.77	1
59153									
59153	Operational Travel Exp	50.00	.00	50.00	.00	.00	.00	50.00	0

Door County

Budget Performance Report

Date Range 01/01/20 - 05/28/20

Include Rollup Account and Rollup to Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd
Fund 100 - General Fund									
EXPENSE									
Department 68 - Land Use Services									
Sub-Department 6203 - Real Property/LIO									
59153									
59153.04211	Operational Taxable Meals Taxable Meals	25.00	.00	25.00	.00	.00	.00	25.00	0
59153 - Totals		\$75.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00	0%
69901									
69901.00068	Cap Outlay Land Use Serv Land Use Services	6,455.00	.00	6,455.00	.00	.00	.00	6,455.00	0
69901 - Totals		\$6,455.00	\$0.00	\$6,455.00	\$0.00	\$0.00	\$0.00	\$6,455.00	0%
Sub-Department 6203 - Real Property/LIO Totals		\$470,781.00	\$0.00	\$470,781.00	\$25,349.38	\$0.00	\$171,868.92	\$298,912.08	37%
Department 68 - Land Use Services Totals		\$1,445,441.00	\$0.00	\$1,445,441.00	\$85,274.49	\$0.00	\$499,610.77	\$945,830.23	35%
EXPENSE TOTALS		\$1,445,441.00	\$0.00	\$1,445,441.00	\$85,274.49	\$0.00	\$499,610.77	\$945,830.23	35%
Fund 100 - General Fund Totals									
REVENUE TOTALS		439,057.00	.00	439,057.00	30,231.25	.00	170,666.89	268,390.11	39%
EXPENSE TOTALS		1,445,441.00	.00	1,445,441.00	85,274.49	.00	499,610.77	945,830.23	35%
Fund 100 - General Fund Totals		(\$1,006,384.00)	\$0.00	(\$1,006,384.00)	(\$55,043.24)	\$0.00	(\$328,943.88)	(\$677,440.12)	
Grand Totals									
REVENUE TOTALS		439,057.00	.00	439,057.00	30,231.25	.00	170,666.89	268,390.11	39%
EXPENSE TOTALS		1,445,441.00	.00	1,445,441.00	85,274.49	.00	499,610.77	945,830.23	35%
Grand Totals		(\$1,006,384.00)	\$0.00	(\$1,006,384.00)	(\$55,043.24)	\$0.00	(\$328,943.88)	(\$677,440.12)	

	A	B	C	D	E	F	G	H	I	J	K
1	DOOR COUNTY VEHICLE REPLACEMENT 2021 LAND USE SERVICES DEPARTMENT										
2											
3											
4											
5	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
6								Est. Current		Funding	
7					2019		Replace	Replacement	Expected	Source	
8	Year	Make	Model	Type	Mileage	Replacement Policy	in Year	Cost	Trade-In Value	Taxes/Grant	Comments
9											
10	2004	GMC	Sierra	Pickup	N/A	N/A	N/A	N/A	N/A	N/A	SOLD late in 2018. -
11	2006	Dodge	Dakota	Pickup	137,331	N/A	N/A	N/A	N/A	N/A	Not replacing.
12	2016	Ford	Explorer	SUV	30,168	150,000 miles, 10 years, or repair record.	2026	\$37,600	\$18,975	Tax Levy	Trade-in = current value.
13	2017	Ford	Explorer	SUV	37,800	150,000 miles, 10 years, or repair record.	2027	\$37,600	\$21,100	Tax Levy	Trade-in = current value.
14	2010	Chevy	Cobalt	Car	161,291	150,000 miles, 10 years, or repair record.	2022*	\$27,800	\$900	Tax Levy	Replace with SUV or pickup.
15											
16											
17						<i>Mileage figures are from the week of May 3rd, 2020.</i>					
18											
19	* Original replacement date was 2020; we shifted it to 2021 in 2019. Propose at this time to wait until 2022.										
20											
21											
22	Per the Finance Department on May 20, 2020, \$6392 will be the Land Use Services Department vehicle replacement fund expenditure line item amount for the 2021 budget.										

2021 TS Capital Equipment & Software Requests

Requesting Department	Person Requesting	Description of Hardware, Software or Technical Service Needed	Additional Comments	Cost of Item (If known)	If your department is anticipating funds for this item from somewhere other than your department, please indicate below.
LUSD	John Teichtler	smart phone	Phone should be same brand/model as Chris'		
LUSD	John Teichtler	tablet for field work	Tablets should all be same brand/model		
LUSD	Chris Olson	smart phone	Phone should be same brand/model as John's		
LUSD	Chris Olson	tablet for field work	Tablets should all be same brand/model		
LUSD	Zoning Administrators	tablet to share (field work schedule doesn't overlap)	Tablets should all be same brand/model		
LUSD	Zoning Administrators	upgrade from current flip phone (but still very low tech: it only needs to function as a phone)	ZAs will continue to share one phone in the field. We would like to keep the same number we have currently.		
LUSD	Zoning Administrators	<i>optional (ZA choice): install "Jabber" app on personal smart phones to be able make/receive calls as if from desk phone number</i>	<i>This can happen in 2020.</i>		
LUSD	Zoning Administrators	<i>optional (ZA choice): set up personal smart phone so as to be able to send/receive e-mails from work e-mail account</i>	<i>This can happen in 2020.</i>		
Department				\$	-

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Thursday, May 14, 2020 10:02 AM
To: PABICH, KEN; WIPPERFURTH, STEPHEN
Subject: CIP address sign replacement item
Attachments: CIP Request Form LUSD 2021.xls; CIP Request Form LanduseServices 2021.xlsx; rough estimate for cost of county-wide address sign replacement project; 2020-05-07 RPC MINUTES.docx

Hi, Ken and Steve –

Attached are two CIP worksheet options for the address sign replacement item. The first is what I prepared for RPC to consider last week, but then never cleaned up/completed due to their motion/vote (see the fourth attachment, page 8). The second is what Ken prepared and e-mailed me a few days ago.

It doesn't matter to me which version gets used, although I think Ken's estimate is low. If using my spreadsheet, you'll need to move the dollar amounts to the 2022 column, get rid of the question marks ("necessary" and funding source), and change the date. If using Ken's, I'd recommend increasing the dollar amount to what I brought to RPC. Let me know if you want me to do anything in order to come up with a final spreadsheet, or if you will handle it.

Also attached is an e-mail I sent to Ken a while back with my cost estimates (third attachment), based on some initial research and figures Chris Moe had collected. It explains why I picked the figure I did for the spreadsheet that went to RPC.

Please let me know what else you want/need me to do for this. (Ken – I looked at the handouts I had given previously to RPC and Public Safety, and for the towns' meeting in March that got cancelled, and none of them make sense as written to attach to this CIP item. If you want me to write something new, let me know.)

Thank you!

Mariah Goode, Director
Door County Land Use Services Department
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235
Direct line: (920) 746-2224
Main office line: (920) 746-2323
FAX: (920) 746-2387
E-mail: mgoode@co.door.wi.us
Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

**DOOR COUNTY
CAPITAL IMPROVEMENT PROJECT (CIP) FORM 2021-2025**

Department: Land Use Services
 Project Name: County-wide Address Sign Replacement

Submitted By: Mariah Goode
 Date: 4/24/2020

Priority: Urgent/Necessary?/Growth-Related (circle one)

Description (summarized--detailed project plan, location, and justification to be attached):
 The existing green, one-sided address and summary signs placed parallel to the road will be replaced with two-sided blue signs placed perpendicular to the road.

Location (summarized--detailed project plan, location, and justification to be attached):
 All individual property address and summary signs in all 14 towns.

Justification (summarized--detailed project plan, location, and justification to be attached):
 Request from three towns in Southern Door and various emergency service entities.

<i>Expenditures (in thousands)</i>	<i>Budget 2021</i>	<i>Proposed 2022</i>	<i>Proposed 2023</i>	<i>Proposed 2024</i>	<i>Proposed 2025</i>
Provide \$ amounts for all years if applicable.					
Building Construction/Remodeling/Purchase	-	-	-	-	-
Road Construction/Maintenance	-	-	-	-	-
Equipment Purchase - Contract labor, materials, installation	750,000	-	-	-	-
TOTAL	750,000	-	-	-	-

(Note: The oversight committee is to recommend the funding source before moving the C.I.P. forward.)

<i>Funding Source (in thousands)</i>	<i>Budget 2021</i>	<i>Proposed 2022</i>	<i>Proposed 2023</i>	<i>Proposed 2024</i>	<i>Proposed 2025</i>
Provide \$ amounts for all years if applicable.					
Long Term Financing (15 years to 25 years)	-	-	-	-	-
Short Term Financing (60 days)	-	-	-	-	-
Federal/State Aids (describe)	-	-	-	-	-
Tax Levy ?	750,000	-	-	-	-
Other (prior year carryover)	-	-	-	-	-
TOTAL	750,000	-	-	-	-

(all columns are formatted--just enter the amounts with no decimals)

**DOOR COUNTY
CAPITAL IMPROVEMENT PROJECT (CIP) FORM 2021-2025**

Department: Land Use Services (Public Safety)
 Project Name: Rurual Addressing Signage

Submitted By: Mariah Goode
 Date: 5/12/2020

Priority: Urgent/Necessary/Growth-Related (circle one)

Description (summarized--detailed project plan, location, and justification to be attached):
 Replace existing rural addressing signs with new two-sided signs for the entire County.

Location (summarized--detailed project plan, location, and justification to be attached):
 The project would replace all rural address signs in the County. Research would be done to see if the work can be done in one season or if it would need to be divided over two seasons.

Justification (summarized--detailed project plan, location, and justification to be attached):
 See attached summary.

Expenditures (in thousands)
 Provide \$ amounts for all years if applicable.

	Budget 2021	Proposed 2022	Proposed 2023	Proposed 2024	Proposed 2025
Building Construction/Remodeling/Purchase	-	675,000	-	-	-
Road Construction/Maintenance	-	-	-	-	-
Equipment Purchase	-	-	-	-	-
TOTAL	-	675,000	-	-	-

(Note: The oversight committee is to recommend the funding source before moving the C.I.P. forward.)

Funding Source (in thousands)
 Provide \$ amounts for all years if applicable.

	Budget 2021	Proposed 2022	Proposed 2023	Proposed 2024	Proposed 2025
Long Term Financing (15 years to 25 years)	-	-	-	-	-
Short Term Financing (60 days)	-	-	-	-	-
Federal/State Aids (describe)	-	-	-	-	-
Tax Levy	-	-	-	-	-
Other (prior year carryover)	-	675,000	-	-	-
TOTAL	-	675,000	-	-	-

(all columns are formatted--just enter the amounts with no decimals)

GOODE, MARIAH

From: GOODE, MARIAH
Sent: Friday, April 3, 2020 12:38 PM
To: PABICH, KEN
Cc: THOMAS, GRANT
Subject: rough estimate for cost of county-wide address sign replacement project

Hi, Ken –

I talked to Chris Moe after you and Grant and I talked about this yesterday.

This is what she originally had calculated a few months ago, based on information we received from a sign manufacturing and installation company the county has worked with previously:

- Physical signs: 18,000 @ \$18.95 = \$341,100
- Summary signs: 2,500 @ \$42.65 = \$106,625
- Installation: 20,500 @ \$9.75 = \$199,875
- New posts: 2,500 @ \$6.86 = \$17,150

That works out to a total estimated cost of \$664,750.00, but I would suggest we increase that estimate to \$750,000 for the CIP for 2021 so as to account for material and labor price increases and other unknowns. (An increase of 10% over the costs above, for example, would work out to \$731,225.00.)

Please let me know if you have any questions, and please let me know if you need me to do anything else.

Thank you!

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

**MINUTES OF MEETING
RESOURCE PLANNING COMMITTEE
May 7, 2020**

- iv. Final submittal shall include two paper copies of all plan maps and narratives.
 - v. Any additional requirements as may be imposed by WI DNR.
- d. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
 - e. An affidavit shall be recorded with the Deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

Motion carried unanimously.

9.3 Review/consider sponsorship of zoning text amendments regarding county communication tower regulations, Chapter 14, Door County Comprehensive Zoning Ordinance.

After much discussion, there was a motion by Chomeau, seconded by Englebert, to sponsor the amendments for public hearing as drafted/presented. It was noted that the proposed amendments will likely not satisfy all interested parties, but are a good-faith first step. Motion carried (4-1, Enigl "nay").

10.0 Budget matter: Review/decide whether to recommend 2021 Capital Improvements Plan (C.I.P.) county-wide address sign replacement project (~\$750,000).

Motion by Fisher, seconded by Englebert, to postpone discussion for one year the idea of replacing all of the address signs in the county, for these reasons: Given the current economic uncertainty facing the county and its residents, business owners, and towns due to COVID-19, this is not a wise use of county money, and towns will not be in a position to help offset costs. Instead, the Land Use Services Department should just work with towns and property owners to replace those signs most in need of replacement (i.e., those where the green has faded such that the white lettering is illegible).

Motion carried unanimously.

11.0 Future meeting schedule.

May 21, 2020 - ?
June 4, 2020 - ?
June 18, 2020 - ?

May 21: There will be no meeting or hearings.

June 4: There will be at least one hearing (Chapter 14 text amendments). It will begin at 1:00 p.m.

June 18: To be determined.

Meeting schedule as discussed noted.

12.0 Meeting per diem code.

Chair Enigl assigned code 507.

13.0 Adjourn.