PUBLIC MEETING

DOOR COUNTY BOARD OF ADJUSTMENT
421 NEBRASKA STREET – DOOR COUNTY GOVERNMENT CENTER
STURGEON BAY, WI 54235

The Door County Board of Adjustment will conduct a meeting on Tuesday, September 8, 2020 beginning at 2:00 p.m. In response to the public health emergency in connection with the COVID-19 pandemic, the meeting will be virtual only. The board will be assisted in conducting the meeting by staff who will be located in the Door County Government Center County Board Room (C101, First Floor) and Peninsula Room (C121, First Floor) at 421 Nebraska Street, Sturgeon Bay, Wisconsin. Applicants and members of the public may monitor and participate remotely only.

To join the meeting via computer, click on the following link, https://doorcounty.webex.com/doorcounty/onstage/g.php?MTID=e7ef5dbfcffa45dc226f586c10c216010 , 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 (146 546 2750) and password (Sept8boa2020).

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

Those who cannot attend 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 attend remotely. Likewise, if on the day of the meeting itself you have issues with meeting "entry" methods, please call (920) 746-2323 or e-mail Lriemer@co.door.wi.us so we may assist you in entering the virtual meeting.

AGENDA

1.0 Call to order and declaration of quorum.

2.0 Discuss and arrive at a decision on a Petition for Grant of Variance and an Appeal.

2.1 Lori Litersky; reduction in floodplain fill requirement; Gardner.

2.2 Attorney James R. E. Smith on behalf of Ted Gardner and Juliann Gardner; appeal Door County Resource Planning Committee decision whereby the committee conditionally approved a nonmetallic mine; Washington.

3.0 Old Business.

3.1 Read and act on minutes of July 28, 2020 meeting.

4.0 Other Matters.

4.1 Discuss future meeting dates.

5.0 Vouchers.

6.0 Adjournment.

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

Fred Frey, Chair
Board of Adjustment

08/24/20

* Application materials may be viewed on-line beginning approximately four business days before the hearing at: https://www.co.door.wi.gov/AgendaCenter

Notice in compliance with the Americans with Disabilities Act: 1) 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. 2) Door County is committed to making its electronic and information technology (e.g., website and contents) accessible for all persons. If you encounter difficulty accessing the posted materials for this meeting, located on-line at https://www.co.door.wi.gov/AgendaCenter under the committee name, please call (920) 746-2323, or send a FAX to (920) 746-2387, or send an e-mail Lriemer@co.door.wi.us so that we may determine how to best assist you.

PUBLIC HEARINGS BEFORE
THE DOOR COUNTY BOARD OF ADJUSTMENT

Door County, Wisconsin

In response to the public health emergency in connection with the COVID-19 pandemic, **the public hearings to be held by the Door County Board of Adjustment on Tuesday, September 8, 2020 will be virtual only.** The board 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 board 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=e7ef5dbfcffa45dc226f586c10c216010 , 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 (146 546 2750) and password (Sept8boa2020).

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

The hearings will begin at 2:00 p.m., to give consideration to the applications listed below for a variance and an appeal of a Resource Planning Committee decision, as specified in the county shoreland and comprehensive zoning ordinances:

TOWN OF GARDNER

Lori Litersky petitions for a variance from section 4.3(1)(a) of the Door County Floodplain Zoning Ordinance which requires fill be placed at least 15 feet beyond the limits of a residence located in the floodplain. The petitioner proposes to lift and place the existing nonconforming residence on fill in the same exact footprint in order to bring the structure into compliance with the ordinance. The applicant is requesting relief from the extent of fill since the residence is located as close as 7.72 feet from the south lot line. The fill will extend 15 feet around the remainder of the residence. The property is located at 3360 S. Willow Road in Section 10, Town 27 North, Range 24 East, in the Town of Gardner.

TOWN OF Washington

Attorney James R. E. Smith on behalf of Ted Gardner and Juliann Gardner appeal the Door County Resource Planning Committee decision whereby the committee conditionally granted a Conditional Use Permit for the establishment of a 3.94-acre nonmetallic mine on a 10.17 acre parcel owned by Thomas Jordan. This 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.

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 Board of Adjustment 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 noon (12:00 p.m.) on Friday, September 4th. 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 or Door County Resource Planning Committee proceedings regarding these matters does NOT get forwarded to the Board of Adjustment.**

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. on Friday, September 4th.

A regular business meeting of the Board of Adjustment shall follow the public hearings.

Those who cannot participate remotely should call (920) 746-2323 or e-mail Lriemer@co.door.wi.us so we may endeavor to facilitate reasonable access for you. Likewise, if on the day of the hearing/meeting itself you have issues with meeting "entry" methods, please call (920) 746-2323 or e-mail Lriemer@co.door.wi.us so we may assist you in entering the virtual meeting.

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

Fred Frey, Chair
Door County Board of Adjustment
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: August 22, 2020 & August 29, 2020
08/14/20
RB/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.

Note: Due to the Labor Day holiday, for the BOA September 8th meeting, all references in this document to "noon" the day "prior" to the hearing should be interpreted to mean noon on Friday, September 4th.

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 12:00 p.m. (noon) the day prior to the hearing.
  Mail: Door County Land Use Services, 421 Nebraska Street, Sturgeon Bay, WI, 54235
  E-mail: lriemer@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 12:00 p.m. (noon) 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.

6

PETITION FOR GRANT OF VARIANCE

A variance is a relaxation of a standard in a land use ordinance. Variances are decided by the zoning board of adjustment. The zoning board is a quasi-judicial body because it functions almost like a court. The board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws, court decisions and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

PETITION: (I) (We)

Full Name Lori Litersky Telephone No. 920-242-4832

Mailing Address 2719 Wilson St.

City Two Rivers State WI Zip 54241

hereby petition(s) the Door County Board of Adjustment for a variance from Section (s) (SEE ATTACHMNET A)

of the Door County Zoning Ordinance which requires (SEE ATTACHMNET A)

(I) (We) propose to (SEE ATTACHMNET A)

LOCATION:

The description of the property involved in this petition is located at:

Fire # Road 3360 S. Willow Rd. Township Gardner

Govt Lot 1 or ¼ - ¼ Section Town 27 North, Range 24 East

Tax Parcel No. 012 - 02 - 102724111

Zoning District Lot Size 8661 sq. ft.

Existing use of structure or land in question Seasonal Vacation Residence

ATTACHMENTS:

1) A site plan, drawn to-scale, indicating lot size, size of buildings and decks, distances between buildings and the centerlines of all abutting roads, ordinary high water mark, lot lines (identify lot markers), the sanitary waste disposal system and well. If a survey is available, please submit the survey. **IF PLANS EXCEED AN 11" X 17" FORMAT, SUBMIT ONE COPY OF EACH SHEET REDUCED TO NO LARGER THAN 11" X 17".**

2) Building plans, drawn to scale, of the proposed project, including floor plans and elevation views. The application will not be processed without scaled drawings. (Plans submitted with this petition will be the only plans reviewed by the Board of Adjustment. A change in plans will warrant a new petition, fee, and public hearing.) **IF PLANS EXCEED AN 11" X 17" FORMAT, SUBMIT ONE COPY OF EACH SHEET REDUCED TO NO LARGER THAN 11" X 17".**

3) Please provide **complete** responses regarding a), b), and c) below. Attach additional pages if necessary. To qualify for a variance, the applicant must demonstrate that their request/situation meets the following three requirements:

(a) Unique property limitations

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not factors in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance.

Unique features of this property prevent compliance with the terms of the ordinance, including:

See Attached

FOR OFFICE USE ONLY

Receipt No. 2532 Fee 500.00 Date 8-6-20.

$325.00 $175.00 & 2285

Hearing Advertised Dates:

Hearing Date Decision

TOWN OF:

OWNER:

SECTION T N, R E

PARCEL NO.: 0

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(b) No Harm to Public Interests
A variance may not be granted which results in harm to public interests. In applying this test, the Board of Adjustment must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of an ordinance and may include:

- Public health, safety and welfare
- Water quality
- Fish and wildlife habitat
- Natural scenic beauty
- Minimization of property damages
- Provision of efficient public facilities and utilities
- Achievement of eventual compliance for nonconforming uses, structures and lots
- Any other public interest issues

A variance will not be contrary to the public interest because:
See Attached

(c) Unnecessary hardship
An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests.

Unnecessary hardship is present because:
See Attached

4) A non-refundable **$500.00** fee payment to defray the cost of publishing the legal notice and mailing to all interested parties.

AUTHORIZATION FOR INSPECTION:

I hereby authorize the Zoning Administrator to enter upon the premises for which this petition is made at any reasonable time for all purposes of inspection related to this petition.

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CERTIFICATION:

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

SIGNATURE OF PETITIONER/AGENT: [signature] **DATE:** 08-03-2020

SCHEDULING:

This petition will be scheduled for the next available Door County Board of Adjustment meeting. Approximately two weeks prior to that meeting, a legal notice will be mailed to you providing further information regarding the time and location of the meeting. It is recommended that the petitioner attend the Board of Adjustment meeting to present the case and to answer any questions the Board of Adjustment may ask. If you are unable to attend the meeting, you may want to have your attorney or contractor present on your behalf.

PETITION FOR GRANT OF VARIANCE

LORI LITERSKY

ATTACHMENT A

The applicant hereby petitions the Door County Board of Adjustment for a variance from Section 4.3(1)(a) of the Door County Floodplain Zoning Ordinance. Section 4.3(1)(a) of the Door County Floodplain Zoning Ordinance states that fill shall be placed one foot or more above the regional flood elevation and extend at least 15 feet beyond the limits of the residence.

The applicant proposes to lift and place the existing nonconforming residence on fill in the same exact footprint to bring the structure into compliance with the Floodplain Zoning Ordinance to the extent possible. The residence will have a new slab foundation constructed on fill such that the first floor of the residence will be located at or above 587.1' NAVD and will place fill around the home at an elevation of 586.1' NAVD or higher. The applicant is requesting relief from the extent of fill since the residence is proposed to remain located as close as 7.72' from the south lot line. The owners of the lot to the south (Nuhs) recently obtained a variance to construct a new home and place a retaining wall between the two lots, so the reduced extent of fill will abut that retaining wall and match the fill elevation to the south. The fill around the entire elevated residence will meet the required floodplain fill elevation, and fill will extend 15' around the remainder of the residence.

BACKGROUND INFORMATION:
Due to the high water, the entire lot has been covered in several inches of water periodically since November of 2019. The existing residence has sustained water damage and since it is a nonconforming structure (current first floor is at 582.9' NAVD), the Floodplain Zoning Ordinance limits all repairs and modifications to the structure to 50% the equalized assessed value of the residence over the lifetime of the structure unless brought into compliance. Compliance requires the residence to be elevated and placed on fill such that the first floor is at or above an elevation of 587.1' NAVD and 15' of fill be placed around the home at or above an elevation of 586.1' NAVD.

The applicants have installed new rip rap and will be elevating the rip rap to hold the required fill to prevent erosion into the navigable water. The water setback for a residence on this lot is 38' from the OHWM. The residence is currently located as close as 20' from the OHWM, so it is also considered a nonconforming structure according to the Door County Shoreland Zoning Ordinance. The shoreland zoning regulations allow a nonconforming structure to be rebuilt and/or vertically expanded in the same exact footprint without a variance.

PETITION FOR GRANT OF VARIANCE

(a) Unique Property Limitations

The site project--raising the cottage in its existing footprint to a higher elevation above the floodplain--requires 15' of clearance on all sides for compacted fill. There is not 15' of clearance on the south side of the property towards the neighbors' property line.

(b) No Harm to Public Interests

The purpose of the site project is for the achievement of compliance for nonconforming uses, structures and lots. Although the property will be altered, there will be no property *damage* as a result of the project. Public health, safety and welfare will not be hindered.

(c) Unnecessary Hardship

In order to obtain the compliance of having 15' of compacted fill on all sides, and 75' of the OHWM, we would be required to lift and move the cottage more northward and westward on the property. This would result in obstructing the driveway and septic tanks.

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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	Real Estate	0120210272411I	012 - T OF GARDNER	3360 S WILLOW RD	LORI A LITERSKY 2719 WILSON ST TWO RIVERS WI 54241

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary

Estimated Fair Market Value: **0**
Assessment Ratio: **0.0000**
Legal Acres: **0.230**

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.230	66300	51600	117900
ALL CLASSES	**0.230**	**66300**	**51600**	**117900**

2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.230	66300	51600	117900
ALL CLASSES	**0.230**	**66300**	**51600**	**117900**

BAUDHUIN SURVEYING & ENGINEERING

PROJECT: **Litersky Flood Protection Plan**
(Project #23872)

July 22, 2020

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DOOR COUNTY
LAND USE SERVICES DEPARTMENT

FEMA FLOOD SAFETY CERTIFICATION

Prepared for:
Lori Litersky

Project Address:
3360 South Willow Road, Sturgeon Bay, WI 54235

SECTION:

PROJECT INFORMATION: 2
PROFESSIONAL CERTIFICATION 2
DESIGN DATA 3
Pertinent Elevations: 3
Flood Datum Determination: 3
Project Narrative: 3
SUPPORTING DOCUMENTATION/APPENDICES 3
Appendix "A" Flood Protection Plan/Site Plan 3
Appendix "B" WI DNR Surface Water Data Viewer Maps 3
Appendix "C" Door County Maps 3

WISCONSIN SKYLER R. WITALISON E-42897 FISH CREEK, WI 7-23-2020 PROFESSIONAL ENGINEER

PROJECT INFORMATION:

Landowner/Contact:	Lori Litersky or Justin Litersky 2719 Wilson Street Two Rivers, WI 54241 920-242-5634 (Justin) justin.litersky@gmail.com (Justin)
Project Engineer:	Skyler Witalison, P.E. 312 N. 5th Avenue Sturgeon Bay, WI 54235 (920) 743-8211 switalison@baudhuin.com
Location:	3360 South Willow Road, Sturgeon Bay, WI 54235
Parcel ID:	01202102724111
Project Description:	The proposed project is a lifting of a residence to place the finished floor at or above flood protection levels regulated by Door County ordinance.

PROFESSIONAL CERTIFICATION

I, Skyler Witalison, certify that proposed foundation construction methods and proposed heights will follow the guidance of FEMA Technical Bulletin 10-01 and result in a building that is considered reasonably safe from flooding. FEMA Technical Bulletin 10-01 relates to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

Skyler Witalison SIGNATURE	7-23-2020 DATE
Project Engineer TITLE	
Professional Engineer (Wisconsin) LICENSE TYPE	E-42897 LICENSE NUMBER

DESIGN DATA

Pertinent Elevations:

- Regional Base Flood Elevation = 585.10
- Flood Protection Elevation = 587.10
- Proposed First Floor Elevation = 587.15
- Crawlspace Elevation = N/A
- Basement = N/A
- Lowest proposed grade elevation within 15' of building = 586.10 or greater
- Adjacent (existing) grade/elevation = ±583.00

Flood Datum Determination:
The base flood elevation was determined from Flood Insurance Rate Map (FIRM) Panel Number 55029C0429C, Effective date March 2, 2009. The Base Flood Elevation is determined to be 585.10.

Project Narrative:
The residence with be lifted, the foundation (slab on-grade) will be demolished, fill will be brought in, and a new slab will be poured for the residence to be set upon. The first floor elevation (top of slab elevation) of the home shall be at least two feet above the Base Flood Elevation. Compacted fill shall be placed fully surrounding the foundation. The finished grade elevation for all points within 15 feet of the habitable portion of the home shall be at least 1 foot above the Base Flood Elevation. The fill will provide foundation support as well as providing the protection against flooding. The neighboring property to the north currently has approximately 3' of fill being held by a retaining wall up to the property line. The neighboring property to the south is amid a construction project to raise their lot approximately the same amount (3'). The proposed project will match into these grades, thus not requiring a retaining wall at any property lines.

All site improvements encompassed in this report and associated construction plans will take place landward of the Ordinary High Water Mark.

SUPPORTING DOCUMENTATION/APPENDICES

Appendix "A"	***Flood Protection Plan/Site Plan***
Appendix "B"	***WI DNR Surface Water Data Viewer Maps***
Appendix "C"	***Door County Maps***

APPENDIX A

Flood Protection Plan/Site Plan Exhibit

Floodplains

Legend

- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
  - Other Boundaries
  - Limit Lines
  - SFHA / Flood Zone Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee
- County Boundary

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 990

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

Wetlands

Legend

- Dams
  - Dams with FERC License
  - Dams
- PNW-ASNRI Sensitive Areas of Lakes
- PNW-ASNRI Wild and Scenic Rivers
- PNW-ASNRI Outstanding and Exceptional Streams
- PNW-ASNRI Trout Streams
- PNW-ASNRI Wild Rice Streams
- PNW-ASNRI Outstanding and Exceptional Lakes
- PNW-ASNRI Special Area Management Plan Streams
- PNW-ASNRI Special Wetlands Inventory Study Streams
- PNW-ASNRI Coastal Wisconsin Wetlands Streams
- PNW-ASNRI Special Area Management Plan Areas
- PNW-ASNRI Special Wetlands Inventory Study Areas
- PNW-ASNRI Coastal Wisconsin Wetlands Areas
- PNW-ASNRI Wild Rice Areas
- PNW-ASNRI Trout Spring Ponds
- PNW-ASNRI State Natural Areas
- PNW-PRF Other Public Rights Features
- PNW Musky Streams
- PNW Sturgeon Streams

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 990

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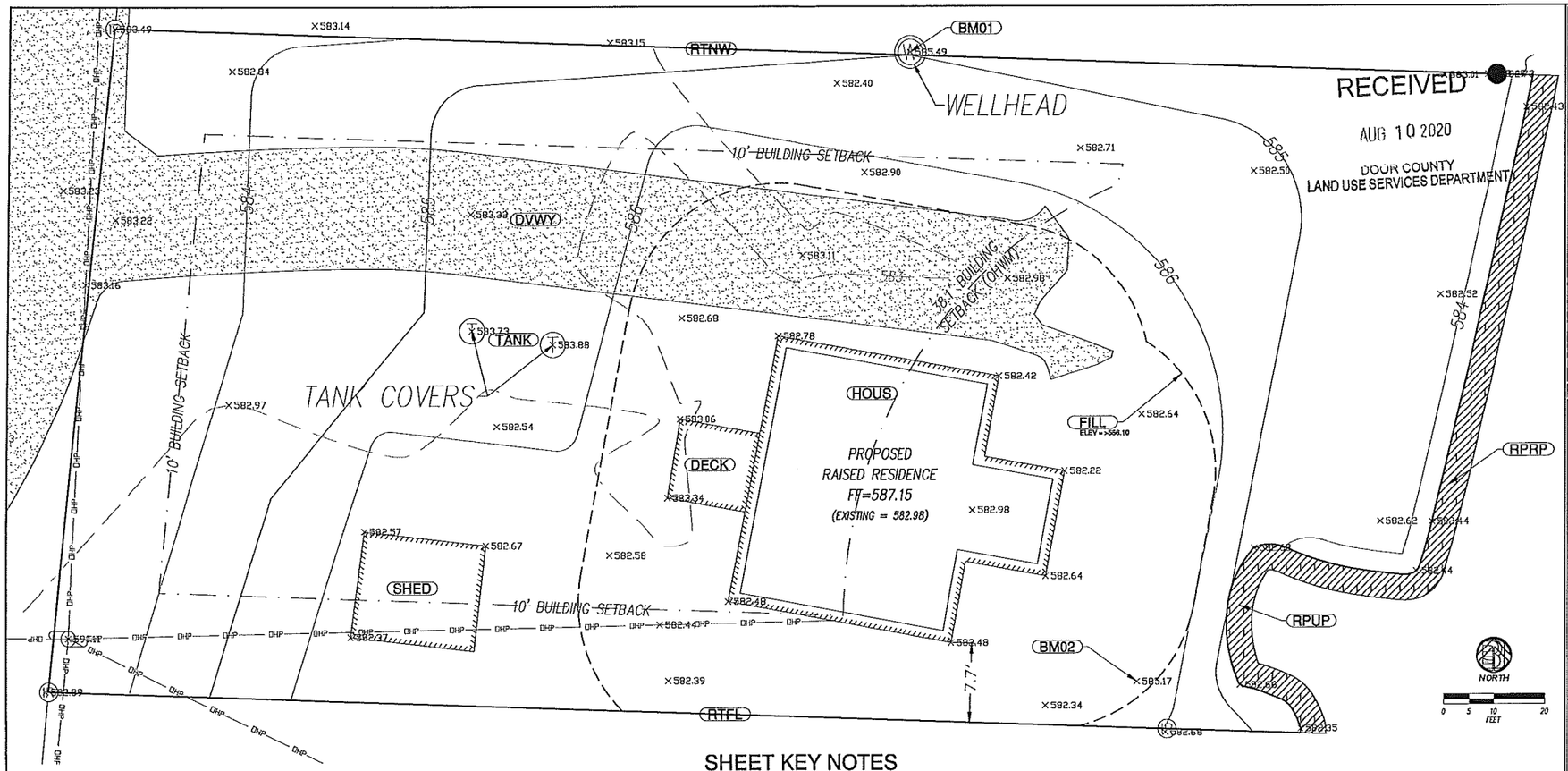
APPENDIX B

WI DNR Surface Water Data Viewer
Maps
-Floodplains
-Wetlands



IMPERVIOUS AREA CALCULATION

(LOT SIZE = 8,661 SF)

	EXISTING (SF)	PROPOSED (SF)
HOUSE:	680	680
DECK:	62	62
SHED:	126	126
GRAVEL:	1,210	1,210
TOTAL:	2,078	2,078
AS PERCENTAGE:	23.99%	23.99%

SHEET KEY NOTES

- (HOUS) EXISTING HOUSE; TO BE RAISED/RE-CONSTRUCTED OVER EXISTING HOUSE FOOTPRINT; FOUNDATION IS SLAB ON-GRADE; SEE TYPICAL SECTION SHEET FPP2
- (FILL) FLOODPROOF FILL EXTENTS - FILL ENTIRE AREA TO 1.0' ABOVE BFE; EXTEND 15' FROM FOUNDATION
- (SHED) SHED TO BE RECONSTRUCTED IN SAME LOCATION AT HIGHER GRADE
- (DECK) DECK TO BE RECONSTRUCTED IN SAME LOCATION AT HIGHER GRADE
- (DVWY) DRIVEWAY TO BE RAISED TO ELEV: 585.1 (FEMA BFE) OR GREATER FOR EMERGENCY VEHICLE ACCESS
- (RPRP) RIP RAP (EXISTING) - FILL TO EXTEND TO BACK OF RIP RAP ROCK
- (RPUP) RIP RAP (PROPOSED) - RIP RAP TO BE EXTENDED VERTICALLY TO ALLOW SMOOTH TRANSITION TO FILL AREA
- (RTNW) RETAINING WALL (EXISTING) ALONG NORTHERN PROPERTY LINE; FILL TO ABUT WALL
- (RTFL) RETAINING WALL OR PLACED FILL (PROPOSED BY OTHERS) ALONG SOUTHERN PROPERTY LINE; FILL TO ABUT
- (TANK) TANK COVERS/STRUCTURES TO BE EXTENDED TO PROPOSED ELEVATION HEIGHT
- (BM01) BENCH MARK 01; TOP OF WELL CASING; ELEV=585.49
- (BM02) BENCH MARK 02; NAIL IN TREE; ELEV=585.17

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

LORI LITERSKY
3360 SOUTH WILLOW ROAD
STURGEON BAY, WI 54235

FLOOD PLAIN PROTECTION PLAN
SITE PLAN

FPP1

REUSE OF DOCUMENTS
THIS DOCUMENT, HAS BEEN PROVIDED FOR THE USE OF THE CLIENT NAMED ABOVE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, NOR TRANSFERRED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF BAUDHUIN INCORPORATED. UNAPPROVED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. ANY UNAUTHORIZED USE.

DRAWN BY: STW
DESIGNED BY: STW
DATE: 2020-08-10
JOB NUMBER: 23872

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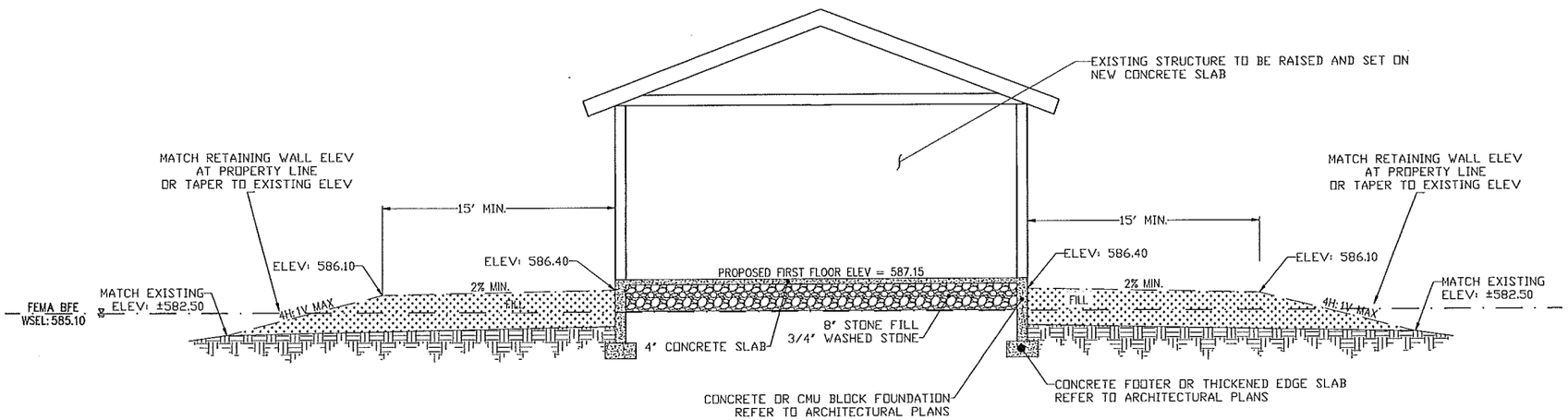
TYPICAL SECTION

NOT TO SCALE



WISCONSIN
SKYLER R. WITALISON
E-42897
FISH CREEK, WI
PROFESSIONAL ENGINEER

REVISION DATE	DESCRIPTION	DRAWN BY	DESIGNED BY	DATE	JOB NUMBER
		SRW	SRW	2020-07-22	23872

BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI. 54235
PHONE: 920-743-6211

LORI LITERSKY
3680 SOUTH WILLOW ROAD
STURGEON BAY, WI 54235

FLOOD PLAIN PROTECTION PLAN CONSTRUCTION DETAILS

REUSE OF DOCUMENTS
THIS DOCUMENT WAS NOT PREPARED FOR THE USE OF ANYONE OTHER THAN THE ORIGINAL USER. THEREFORE IT MAY NOT BE USED FOR ANY OTHER PURPOSE, NOR MAY ANY OF BAUDHUIN INCORPORATED'S UNIFORM'S OF SERVICE BE REPRODUCED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNAUTHORIZED USER.

FPP2 1 of 1

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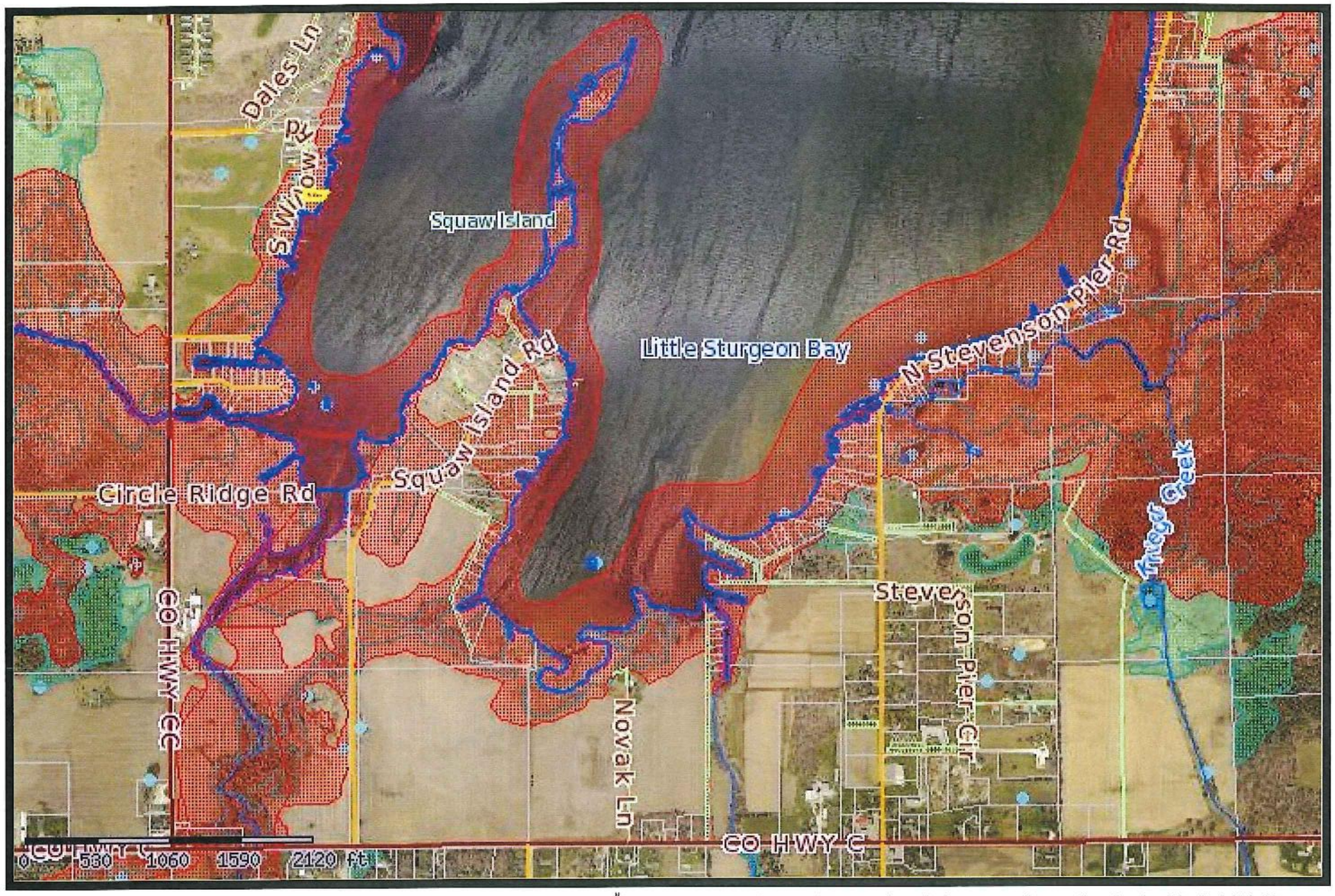
LITERSKY

Printed 08/10/2020 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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LITERSKY

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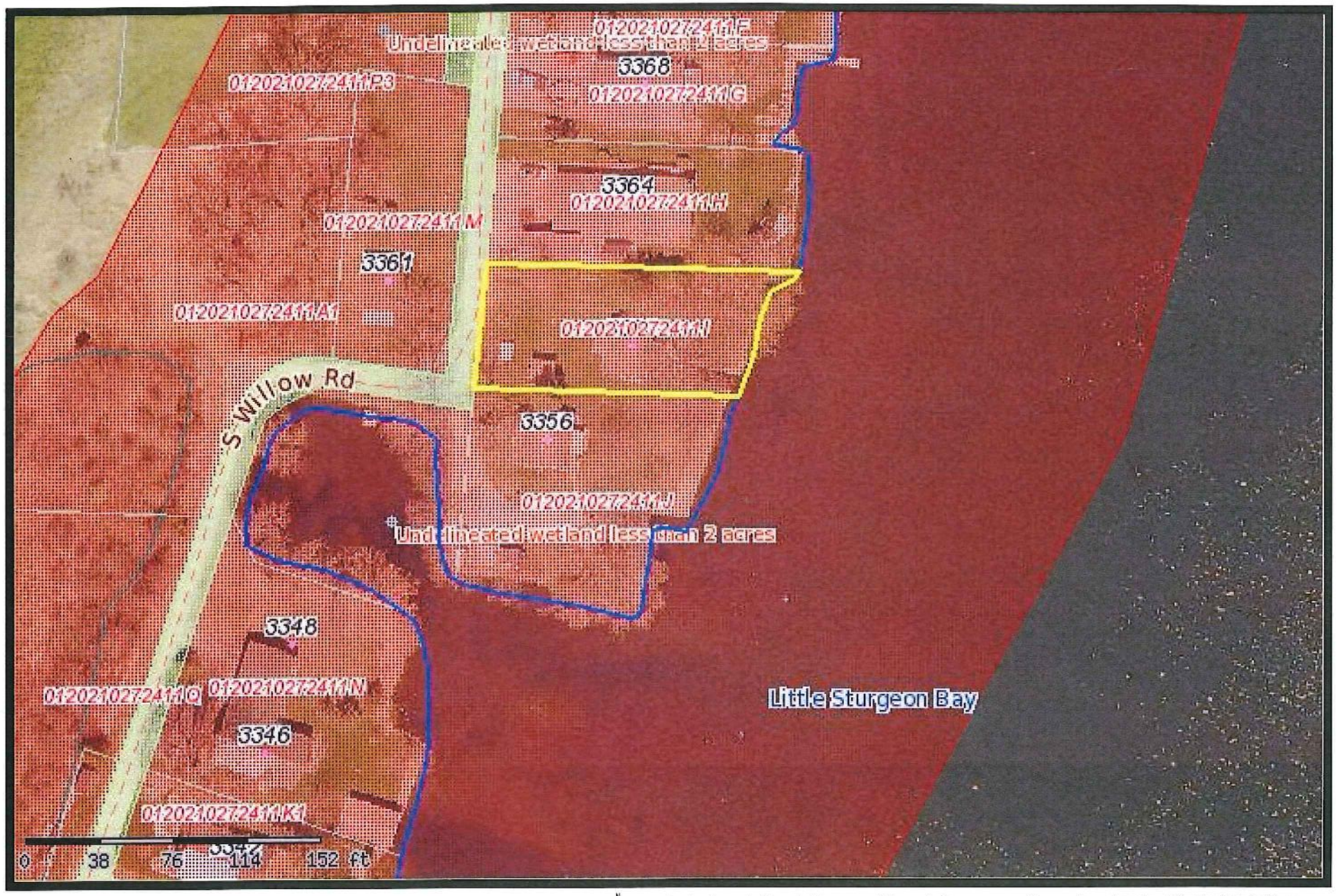
Door County, Wisconsin
... for all seasons!



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APPENDIX C

Door County
Maps
-Parcel/Parcel Report
-Floodplain Elevations

Tax Parcel Report

Courtesy of the Door County Land Information Office

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

May 2019 Orthophoto as default backdrop

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Data Current through 31st May 2020

Parcel Number: 01202102724111 - T OF GARDNER
PDF Map#: 10 12
PLSS Section-Town-Range: NW of NE 10-27-24
Property Address: 3360 S WILLOW RD
Owner Name: LORI A LITERSKY
Co-Owner:
Mailing Address:
2719 WILSON ST
TWO RIVERS, WI 54241

Legal Description (See recorded documents for a complete legal description):
COM 65'S SE COR TRCT REC'D 51/159 GL#1 SEC.10:SLY ALG SHR 65'W TO E LN 12'RD NLY ALG E LN RD 65' E TO BG.

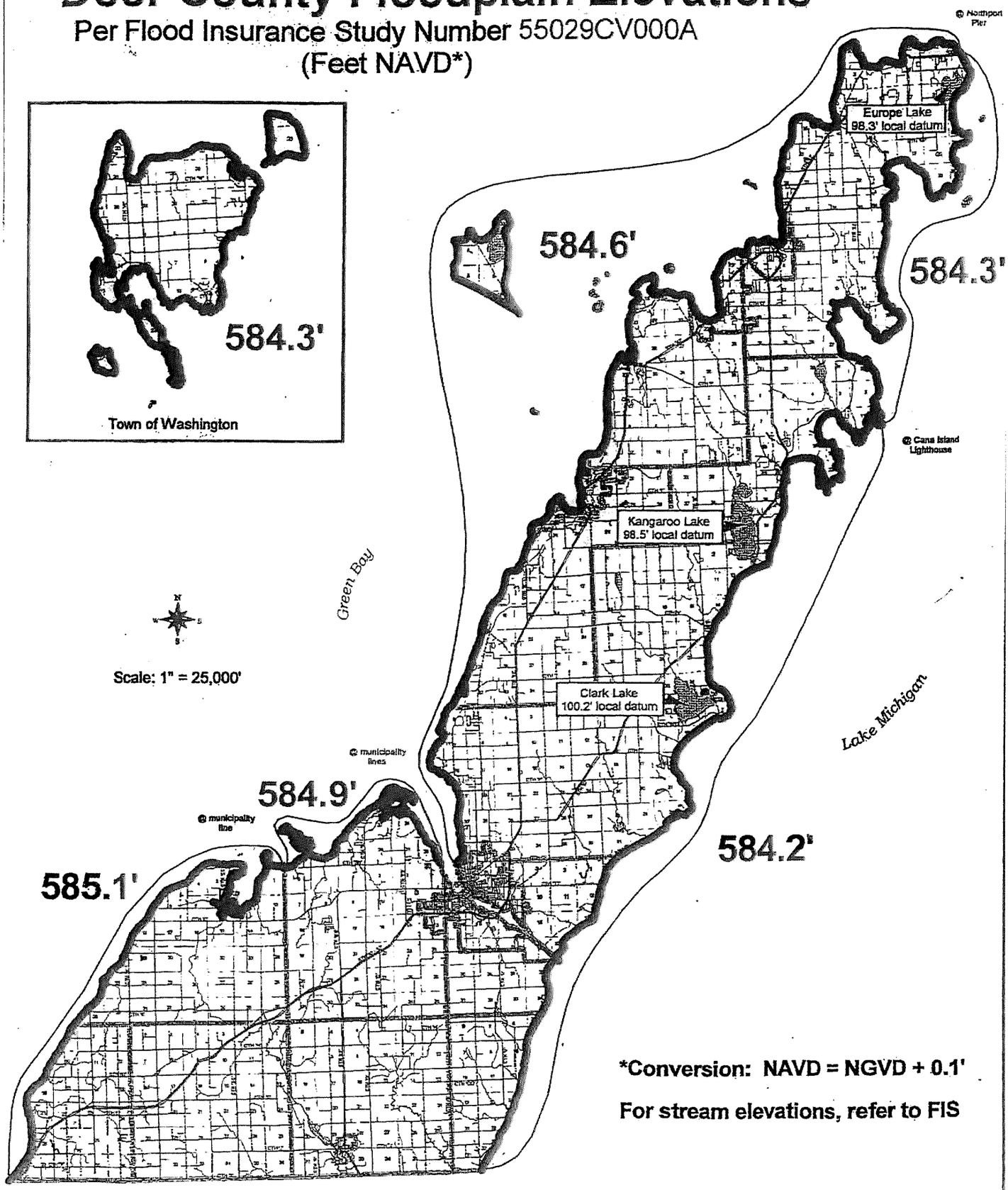
School District: Southern Door

Valuations: 2020
- Acres: 0.23
- Land Value: $66300
- Improved Value: $51600
- Forest Value: $0

Taxes: 2019
- Real Estate Tax: $1682.18
- Special Tax: $0.00
- Forest Tax: $0.00
- Est Fair-Market Value: $123100

Door County Floodplain Elevations

Per Flood Insurance Study Number 55029CV000A
(Feet NAVD*)



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RECEIVED 25
JUN 22 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

Door County, Wisconsin

NOTICE OF APPEAL TO BOARD OF ADJUSTMENT

~~I~~ (We) Ted Gardner and Juliann Gardner
(Name)

~~of~~ c/o The Law Office of James R. E. Smith, S.C., 1236 Bluebird St., Sturgeon Bay, WI 54235
(Mailing Address)

Telephone (920) 724-1754

hereby appeal to the Board of Adjustment from the decision of the **Door County Resource Planning Committee** whereby the Committee ~~**denied**~~**/granted** application for a Conditional Use Permit to:

establish and conduct a nonmetallic mining operation.

The description of the property involved in this appeal is as follows:

Location: Parcel No. 028-04-32343033B, a vacant parcel that is located north of and adjacent to 1342 East Side Road (Town of Washington)

Lot Size: 10.17 acres Zoning District: General Agriculture

Present Use: None

Present Improvement Upon Land: None

Proposed Use: Commercial nonmetallic mining operation

The ~~**DENIAL**~~**/ISSUANCE** of a permit for the above-named premises by the Door County Resource Planning Committee is **APPEALED** because:
SEE ADDENDUM A, ATTACHED HERETO AND MADE A PART HEREOF.

Date Filed: June 18, 2020

(Signed) Appellant(s) or Agent
James R. E. Smith, attorney for Appellants

Date Fee Paid **($750.00)**: 750.00 #1845

Notice Published: Hearing Date:

Decision:

12/28/2018

ADDENDUM A TO
NOTICE OF APPEAL TO BOARD OF ADJUSTMENT

The issuance of a conditional use permit for the above-named premises by the Door County Resource Planning Committee is appealed because:

1. The establishment and operation of a nonmetallic mine ("Proposed Use") will adversely affect property values in the area.

2. The Proposed Use is dissimilar to most other uses in the area which are predominantly single-family residences.

3. The Proposed Use will create additional noise, odors and dust.

4. The Proposed Use will result in more traffic and thus adversely impact neighborhood traffic flow, congestion and safety of the residents of the area.

5. The Proposed Use will not contribute (and, in fact, will be detrimental to) visual harmony with the existing buildings in the neighborhood, the vast majority of which are modest single-family residences.

6. The Proposed Use will lead to a major change in the natural character of the area through the extensive removal of natural vegetation and alteration of the topography.

7. The Proposed Use flies in the face of Section 1.04, Subsections (2), (3), (9), (11) and (13) of the Door County Comprehensive Zoning Ordinance.

8. The issuance of the permit for the Proposed use is solely for the benefit of the property owner at the expense of the surrounding property owners.

9. The issuance of the permit for the Proposed Use is contrary to the public interest and convenience and will be detrimental and injurious to the public health, safety and character of the surrounding area.

RECEIVED

JUN 22 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

THE LAW OFFICE OF

JAMES R. E. SMITH, S.C.

June 18, 2020

Mr. Richard D. Brauer
Zoning Administrator II
Door County Planning Department
Door County Government Center
421 Nebraska Street
Sturgeon Bay, Wisconsin 54235

Re: Nonmetallic Mine (028-04-32343033B)

Dear Mr. Brauer:

Enclosed please find the Notice of Appeal to the Board of Adjustment regarding the recent decision of the Resource Planning Committee to grant a conditional use permit to Thomas R. Jordan III. The fee of $750.00 is also enclosed.

Please process the Notice of Appeal and send any further correspondence to me on behalf of my clients.

If you have any questions regarding the enclosed Notice, please contact me.

Sincerely,

THE LAW OFFICE OF JAMES R. E. SMITH, S.C.

James R. E. Smith

c w/ enclosures: Mr. & Mrs. Ted Gardner

RECEIVED

JUN 22 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

1236 BLUEBIRD STREET STURGEON BAY, WI 54235 (920) 724-1754

County of Door
LAND USE SERVICES DEPARTMENT - ZONING
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Richard D. Brauer - Zoning Administrator
Phone: (920) 746-2323
FAX: (920) 746-2387

June 23, 2020

Thomas Jordan
1481 Main Road
Washington Island, WI 54246

Re: Tax Parcel No. 028-04-32343033B

Dear Mr. Jordan:

A Notice of Appeal to Board of Adjustment has been filed. A copy of the Appeal is enclosed for your records and information.

An appeal stays the decision appealed from (see s. 11.07(1)(c), Door County Comprehensive Zoning Ordinance; copy enclosed). The stay prevents further action on the Zoning Permits until the appeal is resolved. This means any and all activity authorized by the Zoning Permits must cease and desist during the pendency of the appeal.

Sincerely,

Richard D. Brauer

Richard D. Brauer
Zoning Administrator

Enc.: Appeal copy
Door County Comprehensive Zoning Ordinance Section 11.07(1)(c)

Cc: Law Office of Attorney James R.E. Smith
Julian Hagen

11.07 Appeals.

(1) General provisions.

(a) Where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator, Land Use Services Director, or Resource Planning Committee, an appeal may be taken to the Board of Adjustment by any person aggrieved, or by any officer, department, board, or bureau of the municipality affected.

(b) Such appeals shall be filed with the Land Use Services Department within 30 days after the date of written notice of the decision or order of the Zoning Administrator, Land Use Services Director, or Resource Planning Committee.

(c) Stays. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken shall certify to the Board of Adjustment, after the notice of appeal shall have been filed, that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.

(2) Processing an appeal.

(a) Petitions for appeals shall include:

1. Name, address, and signature of the appellant.

2. Location of property affected by the appeal.

3. The decision being appealed and the grounds claimed for the appeal. (Amended: 24 March 2015; Ord. 2015-02)

4. Such additional information as may be required by the Board of Adjustment.

(b) Fee. An appeal shall be accompanied by a fee established by the County Board of Supervisors.

(c) For appeals of Zoning Administrator or Land Use Services Director decisions, or Resource Planning Committee decisions other than conditional use permit application decisions, the Door County Land Use Services Department shall forthwith transmit to the Board of Adjustment the appeal and all the documents constituting the record upon which the action appealed from was taken. For appeals of Resource Planning Committee conditional use permit application decisions, the Door County Land Use Services Department shall

(6) Termination. If the impervious surfaces or storm water runoff control system authorized do not comply with the issued impervious surface authorization permit or this Ordinance, the permit shall be terminated by the Zoning Administrator.

11.04 Conditional use permits.

(1) Applicability. A conditional use permit shall be required for the establishment of each use permitted as a conditional use and for an addition to, or the expansion or intensification of, a nonconforming use. Expansion of a use permitted as a conditional use shall also require a conditional use permit, except that the minor expansion of a building housing a use permitted as a conditional use which would not increase the scale or intensity of that use shall only require a regular zoning permit.

(2) Application.

(a) An application for a conditional use permit shall be submitted to the Zoning Administrator upon forms furnished by the Door County Land Use Services Department. The application shall contain facts and information, other than merely personal preferences or speculation, directly pertaining to the conditions and requirements relating to the conditional use, including the following:

1. All the facts and information required for a regular zoning permit listed in s. 11.01(2)(a), and a completed conditional use permit form addendum. (Amended: 30 September 1997; Ord. 29-97)

2. Upon written request by the Zoning Administrator, such additional facts and information as may be reasonably deemed necessary by the Zoning Administrator in order that the Resource Planning Committee can determine whether or not the application and all requirements and conditions the applicant must meet to obtain a conditional use permit are or will be satisfied. The written request shall contain an explanation of why the additional information is deemed necessary.

3. Water supply and sewage disposal. Where the proposed use involves human occupancy, satisfactory evidence that a safe and adequate supply of water and approved sewage disposal facilities will be provided, in accordance with the requirements of the Door County Sanitary Ordinance, shall be submitted.

(b) Fee. All conditional use permit applications shall be accompanied by a fee established by the County Board of Supervisors.

(c) No application shall be accepted by the Zoning Administrator until complete as judged by the Zoning Administrator and until all fees established by Door County have been paid in full. The applicant bears the burden of ensuring and demonstrating that an application is complete.

(3) Public hearing. A public hearing shall be held by the Resource Planning Committee after a public notice has been given as provided in s. 11.09(1), notice for public hearings. At the public hearing, any party may appear in person or by agent or attorney. The applicant has the burden of proof and must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence.

(4) Determination. Following review and public hearing, the Resource Planning Committee shall render a decision in writing.

(a) If the application is approved, such decision shall include an accurate and complete description of the use as permitted, including all the conditions and requirements attached thereto.

(b) If the application is denied, the reasons for denial shall be stated in the decision.

(5) Basis of approval or denial.

(a) The Resource Planning Committee shall review each conditional use permit application for compliance with all requirements applicable to that specific use and to all other relevant provisions of this Ordinance. The Committee's decision to approve or deny the conditional use permit must be supported by substantial evidence.

(b) To aid in the review of and decision-making regarding the proposed conditional use project, the Resource Planning Committee shall evaluate the following specific criteria as applicable, but shall not be limited thereto: (Amended: 30 September 1997; Ord. 29-97)

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

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

3. Whether the proposed project is consistent with the Door County Comprehensive and Farmland Preservation Plan or any officially adopted town plan. (Amended: 17 April 2012; Ord. No. 2012-14) (Amended: 20 Sept. 2016; Ord. 2016-14)

4. Provision of an approved sanitary waste disposal system.

5. Provision for a potable water supply.

6. Provisions for solid waste disposal.

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

8. Provision of safe vehicular and pedestrian access.

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

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

11. Provision for proper surface water drainage.

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

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

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

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

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

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

The foregoing criteria are deemed reasonable and, to the extent practicable, measurable.

(c) An applicant's failure to demonstrate, by substantial evidence, that the application and all applicable requirements in this Ordinance and conditions established by the county relating to the conditional use are or will be satisfied shall be grounds to deny the conditional use permit. At all times the burden of proof to demonstrate satisfaction of these criteria remains with the applicant.

(d) In the Exclusive Agricultural district, no conditional use permit shall be granted unless the proposed use is consistent with agricultural use and is found to be necessary in light of the alternative locations available for such use. (Added: 28 March 2000; Ord. No. 05-00)

(6) Conditions and requirements. The Resource Planning Committee may, in approving an application for a conditional use permit, impose such conditions and requirements that it determines are required to prevent or minimize adverse effects from the proposed use or development on other properties in the neighborhood and on the general health, safety, and welfare of the county.

(a) Any conditions or requirements imposed must be:

1. reasonable.
2. measurable, to the extent practical;
3. consistent with this ordinance's general purpose and intent; and
4. based on substantial evidence.

(b) The applicant must demonstrate, by substantial evidence, that all condtions or requirements imposed will be met.

(7) Expiration, Duration, Transfer.

(a) Expiration. All conditional use permits shall expire 12 months from the date of authorization by the Resource Planning Committee where the Resource Planning Committee determines that no action has commenced to establish the authorized use. (Amended: 01 November 1999; Ord. 22-99)

(b) Duration. A conditional use permit will generally remain in effect as long as the conditions and requirements upon which the permit was issued are followed. The Resource Planning Committee may, at its discretion, 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.

(c) Transfer. Subsequent owners of the property are generally allowed to continue the use, subject to conditions and requirements imposed on the original conditional use permit. An affidavit is to be recorded with the deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

(8) Project Completion. All conditional uses authorized by the Resource Planning Committee shall be given a specific amount of time within which the project must be completed. The time limit may be negotiated between the project applicant and the Resource Planning Committee. If the applicant fails to complete the approved project within the designated time period, the permit expires and the applicant must seek a new conditional use permit authorizing the remainder of the project. (Added: 01 November 1999; Ord. 22-99)

(9) Notification.

(a) (Deleted: 25 June 2013; Ord. 2013-11)

(b) Pursuant to NR 115.05(4)(h), Wis. Admin. Code, a copy of any conditional use decision which affects shorelands shall be provided to the district office of the Department of Natural Resources within 10 days of the date such decision is rendered. (Amended: 27 May 2014; Ord. 2014-10)

(10) Revocation and Termination.

(a) Revocation. A conditional use permit may be revoked by the Resource Planning Committee after a hearing, if it is determined that the requirements and conditions upon which the permit was issued have not been followed. Revocation of a conditional use permit is not considered a taking without just compensation because a conditional use permit is a type of zoning designation and not a property right.

(b) Termination. If an established use listed as a conditional use in 2.05(3) ceases for a period of more than 18 months, any future activity shall require a new permit. If requested by the Zoning Administrator, the Resource Planning Committee shall make a determination as to whether or not the use is to be considered ceased. (Amended: 01 November 1999; Ord. 22-99)

(11) Resubmission. A conditional use permit application that has been heard and decided shall not be eligible to be resubmitted during the 6 months following the decision. The 6 month period may be waived by the Resource Planning Committee, provided that the applicant submits a written report identifying how the new application differs materially from the previous application or identifying substantial new evidence that will be offered, and provided that the Resource Planning Committee votes, by simple majority, that the changes or new evidence would be of such significance that the Committee might consider changing the previous decision.

11.05 Certificate of compliance. No land shall be occupied or used and no building or structure hereafter erected, altered or moved shall be occupied until a certificate of compliance is issued by the Zoning Administrator documenting that the use, building or structure conforms with the provisions of this Ordinance.

11.06 Variance from the requirements of this Ordinance.

(1) Petition. A petition for a variance shall be filed by the property owner, or the owner's agent, using forms furnished by the Door County Land Use Services Department. Such petition shall include the following:

(a) Name and address of the property owner and petitioner (if different).

(b) Signature of petitioner.

(c) Location of property involved in the petition.

(d) Proposed use or structure in question, including a site plan showing the

CONDITIONAL USE PERMIT WORKSHEET

_____ Applicant

_____ Project

The Door County Resource Planning Committee (RPC) decision to approve, approve with conditions, or deny a Conditional Use Permit (CUP) must be supported by substantial evidence. A CUP applicant has the burden of proof. S/he must demonstrate, by substantial evidence, that the application and all requirements and conditions established in the ordinance and by the RPC relating to the conditional use are or shall be satisfied. If an applicant meets their burden of proof, then the RPC must grant the CUP.

If an applicant fails to meet their burden of proof, the CUP will be denied. The CUP may also be denied if substantial evidence exists to support the opposite conclusion, i.e., that the conditions and requirements the applicant must meet to obtain the conditional use permit are not or will not be satisfied.

Substantial evidence: 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.

Standard	**Has the applicant met their burden of proof? (Yes / No / N/A)**	**Has convincing opposing substantial evidence been provided? (Yes / No / N/A)**	**Are there conditions which should or can be attached, whether to: a) insure ordinance compliance, b) address the lack of substantial evidence, and/or c) address convincing and substantial opposing evidence?**
1) Whether the proposed project will adversely affect property values in the area.			
2) Whether the proposed use is similar to other uses in the area.			
3) Whether the proposed project is consistent with the Door County Comprehensive and Farmland Preservation Plan or any officially adopted town plan.			
4) Provision of an approved sanitary waste disposal system.			
5) Provision for a potable water supply.			
6) Provisions for solid waste disposal.			
7) Whether the proposed use creates noise, odor, or dust.			
8) Provision of safe vehicular and pedestrian access.			

9) Whether the proposed project adversely impacts neighborhood traffic flow and congestion.			
10) Adequacy of emergency services and their ability to service the site.			
11) Provision for proper surface water drainage.			
12) Whether proposed buildings contribute to visual harmony with existing buildings in the neighborhood, particularly as related to scale and design.			
13) Whether the proposed project creates excessive exterior lighting glare or spillover onto neighboring properties.			
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.			
15) Whether, and in what amount and form, financial assurance is necessary to meet the objectives of this ordinance.			
16) Whether, and to what extent, site-specific conditions should be imposed to mitigate potentially problematic impacts of the use.			*For example: Access restrictions? Parking? Hours of operation? Hours open to public? Screening? Increased setbacks? Restrictions on signs?*
17) The impact of the proposed project on public health, public safety, or the general welfare of the County.			*For example: Compliance with local, state, and federal codes, laws, orders, ordinances, and rules?*
Other topics? (The RPC may consider topics in addition to the above.)			

The Resource Planning Committee shall establish a completion date for the proposed project:_____

The Resource Planning Committee may impose conditions regarding the permit's duration, transfer, or renewal.

_____

County of Door
LAND USE SERVICES DEPARTMENT
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Richard Brauer, Zoning Administrator
Phone: (920) 746-2217
FAX: (920) 746-2387
Email: rbrauer@co.door.wi.us
Website: https://www.co.door.wi.gov/164/Land-Use-Services

June 12, 2020

Thomas Jordan
1481 Main Road
Washington Island, WI 54246

Re: Nonmetallic Mine (028-04-32343033B)

Greetings:

At a public hearing on June 4, 2020, the Door County Resource Planning Committee took testimony on your application related to the above property. Discussion and decision-making were held immediately subsequent to the public hearing with a motion by Fisher, seconded by Enigl, that:

A. Thomas Jordan proposes to establish a nonmetallic mine on 3.94 acres of a 10.17-acre parcel accessed from and located directly north of 1342 East Side 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. The applicant shall consult with the United States Fish & Wildlife Service (USFWS) as to whether or not the parcel in whole or in part is designated as critical habitat for the Hine's Emerald Dragonfly.

If the parcel is in whole or in part designated as such habitat, the nonmetallic mine and any mine-related actions or activities on the parcel where mining is to take place and on the property to the south (1342 East Side Road), where mine-related vehicles and equipment are to be stored, shall abide by any practices recommended by the Wisconsin Department of Natural Resources and/or the USFWS with regard to ensuring the habitat of the federally endangered Hine's Emerald Dragonfly is not destroyed, degraded, altered, or fragmented. Before mining commences, copies of the recommended practices shall be provided to the Land Use Services Department.

d. Hours of operation for any mine-related activities shall begin no earlier than 8 a.m. and shall conclude no later than 5 p.m., Monday through Friday only.

e. Access to the property shall be via the property immediately to the south (1342 East Side Road), as proposed, and shall be formalized via recorded easement.

f. No materials shall be stored or processed – including but not limited to crushing, screening, storing, stockpiling – and no mine-related office or employee facilities shall be established on the property adjacent to the south (1342 East Side Road), from which the mine activities will take access. Storage of mine-related equipment and vehicles shall be permitted within the existing buildings at 1342 East Side Road.

g. Four conditions outlined in Greg Coulthurst's April 15, 2020 memo shall be met to the satisfaction of Door County Soil and Water Conservation Department (SWCD) staff:

    i. A storm water permit will be required by the WI DNR. Evidence of WI DNR coverage is required.
    ii. 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.
    iii. Final submittal shall include two paper copies of all plan maps and narratives.
    iv. Any additional requirements as may be imposed by WI DNR.

h. 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.

i. An affidavit shall be recorded with the Deed to provide successors in interest notice of the conditional use permit and conditions and requirements.

That motion carried (4-1, Chomeau "nay").

Please note that subsequent owners of the property are generally allowed to continue the use, subject to conditions and requirements imposed on the original conditional use permit. Therefore, an affidavit is to be recorded along with the conditional use permit, letter and copy of a deed to provide successors in interest notice of the conditional use permit and conditions and requirements. The affidavit will be mailed to you in a subsequent mailing.

APPEAL: *Be advised that any party aggrieved by the Resource Planning Committee's decision to issue this zoning permit may appeal to the Board of Adjustment within 30 days of the date of this letter. Appeal forms are available from the Door County Planning Department.*

The conditional use permit is enclosed and is subject to the conditions of this letter.

Please call me at 920-746-2217 if you have any questions.

Sincerely,

Richard D. Brauer

Richard D. Brauer
Zoning Administrator

Enc.: Conditional Use Permit
Pc: Valerie Carpenter, Washington Town Clerk
Julian Hagen, 2071 W Harbor Road, Washington Island, WI 54246
Steve Parent, P.O. Box 105, Sturgeon Bay, WI 54235
Juliann Gardner, 9420 Shawnee Run, Cincinnati, OH 45243
Ted Gardner, 9420 Shawnee Run, Cincinnati, OH 45243
James R.E. Smith, 1236 Bluebird Street, Sturgeon Bay, WI 54235

DOOR COUNTY CONDITIONAL USE PERMIT

40

PARCEL NO. 028-04-32343033B

Pursuant to the Door County Zoning Ordinance, Ordinance Number 2-95, this Permit

is issued to THOMAS R III JORDAN

for the establishment of a nonmetallic mine.

Located at

in Section 32, T 34 N, R 30 E, Town of WASHINGTON, Door County.

This Conditional Use Permit is issued subject to compliance with all provisions of the Door County Zoning Ordinance and subject to the following conditions:

1. Structure or use authorized herein shall not be used or occupied until a Certificate of Compliance has been issued by the zoning administrator. Call the Door County Land Use Services Department for an inspection.
2. As per letter dated June 12, 2020.

IMPORTANT:

A conditional use permit to establish a use shall expire 12 months from date of issuance if no action has commenced to establish the authorized use.

APPEAL: Any party aggrieved by the Zoning Administrator's decision to issue this conditional use permit may appeal to the Door County Board of Adjustment within 30 days from the the date of the issuance of this permit. Appeal forms are available from the Door County Land Use Services Department.

Date of Issuance: 06/11/2020

Richard D. Brauer

Zoning Administrator
Door County Land Use Services Department
421 Nebraska Street- Government Center
Sturgeon Bay, WI 54235
TEL 920-746-2323
FAX 920-746-2387

LR

41

8 0 6 8 3 4 3
Tx:4028646

EXHIBIT
B

Document Number

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Name

DOC #: 828067
RECORDED ON:
01/15/2020 01:14:18 PM
CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI
FEE AMOUNT PAID: 30.00
TRANSFER FEE AMT: 147.00
FEE EXEMPT:

Recording Area

Name and Return Address

PTI-23836
Peninsula Title
1242 Green Bay Road
Sturgeon Bay WI 54235

028-04-32343033B

Parcel Identification Number (PIN)

THIS DEED, made between Douglas R. Hansen as Trustee of the Raymond P. Hansen and Barbara J. Hansen Revocable Trust dated May 26, 1994, and any amendments thereto ("Grantor") and Thomas R. Jordan III ("Grantee," whether one or more). Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Door County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM, INCORPORATED HEREIN, FOR LEGAL DESCRIPTION

Dated 1/7/2020.

X Douglas R Hansen, Trustee (SEAL)
* Douglas R. Hansen, Trustee

(SEAL) (SEAL)
* *

AUTHENTICATION

Signature(s)

authenticated on

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
DAHL LAW FIRM, LTD., by Collin J. Dahl, Esq.

HOLLY J. TLACHAC
NOTARY PUBLIC
STATE OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DOOR COUNTY)

Personally came before me on 1/7/2020, the above-named Douglas R. Hansen, Trustee to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Holly J. Tlachac
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 5/22/23)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

The West One-half of the Southwest Quarter of the Southwest Quarter (W 1/2 of the SW 1/4 of the SW 1/4), Section Thirty-two (32), Township Thirty-four (34) North, Range Thirty (30) East, in the Town of Washington, Door County, Wisconsin.

Excepting therefrom:

The South 270 feet of the West 100 feet thereof, Section Thirty-two (32), Township Thirty-four (34) North, Range Thirty (30) East, in the Town of Washington, Door County, Wisconsin.

Excepting therefrom further:

Lots One (1), Two (2) and Three (3) of Certified Survey Map No. 1269 recorded in Vol. 7 Certified Survey Maps, Page 238 as Doc. No. 612832 being a survey in the the Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4), Section Thirty-two (32), Township Thirty-four (34) North, Range Thirty (30) East, in the Town of Washington, Door County, Wisconsin.

Excepting therefrom further:

That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4), Section Thirty-two (32), Township Thirty-four (34) North, Range Thirty (30) East, in the Town of Washington, Door County, Wisconsin, described as follows:

Commencing at the Southwest corner of said section; thence North 89 deg. 18 min. 25 sec. East along the South line of said SW 1/4 section a distance of 100.00 feet to the point of beginning; thence North 00 deg. 00 min. 00 sec. East a distance of 270.00 feet; thence North 89 deg. 18 min. 25 sec. East a distance of 50.00 feet; thence South 00 deg. 00 min. 00 sec. West a distance of 270.00 feet to said South line of said SW 1/4 section; thence South 89 deg. 18 min. 25 sec. West a distance of 50.00 feet to the point of beginning.

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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: tomtbjcorp@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: tomtbjcorp@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

Thomas Jordan II

Date 3/2/2020

Receipt No. 919 Fee 500.00 Date 3-16-20
Date Permit Issued: ____
Certificate of Compliance: Date ____

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

Inspections:

Date ***Inspector*** ***Remarks***

Permit Issued: (by) SV ***(date)*** 6/12/2020 ***(for)*** the establishment of a nonmetallic mine.

(w/conditions) As per letter dated June 12, 2020.

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

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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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
(Signature) (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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CONDITIONAL USE PERMIT ADDENDUM – PAGE 2

8) Provision of safe vehicular and pedestrian access.

Vehicular Access

1 Existing Driveway(s) to East Side Road.
(Road Name)

0 New Driveway(s) to _____.
(Road Name)

Pedestrian Access N/A

____ Sidewalks

____ Path or Trail

____ No Pedestrian Traffic

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 _____ 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 _____
(Signature) (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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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
X Significant Removal (provide Landscape Plan)

See Mine Reclamation Plan

Topography: ____ No Change
____ Some Change
X 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.

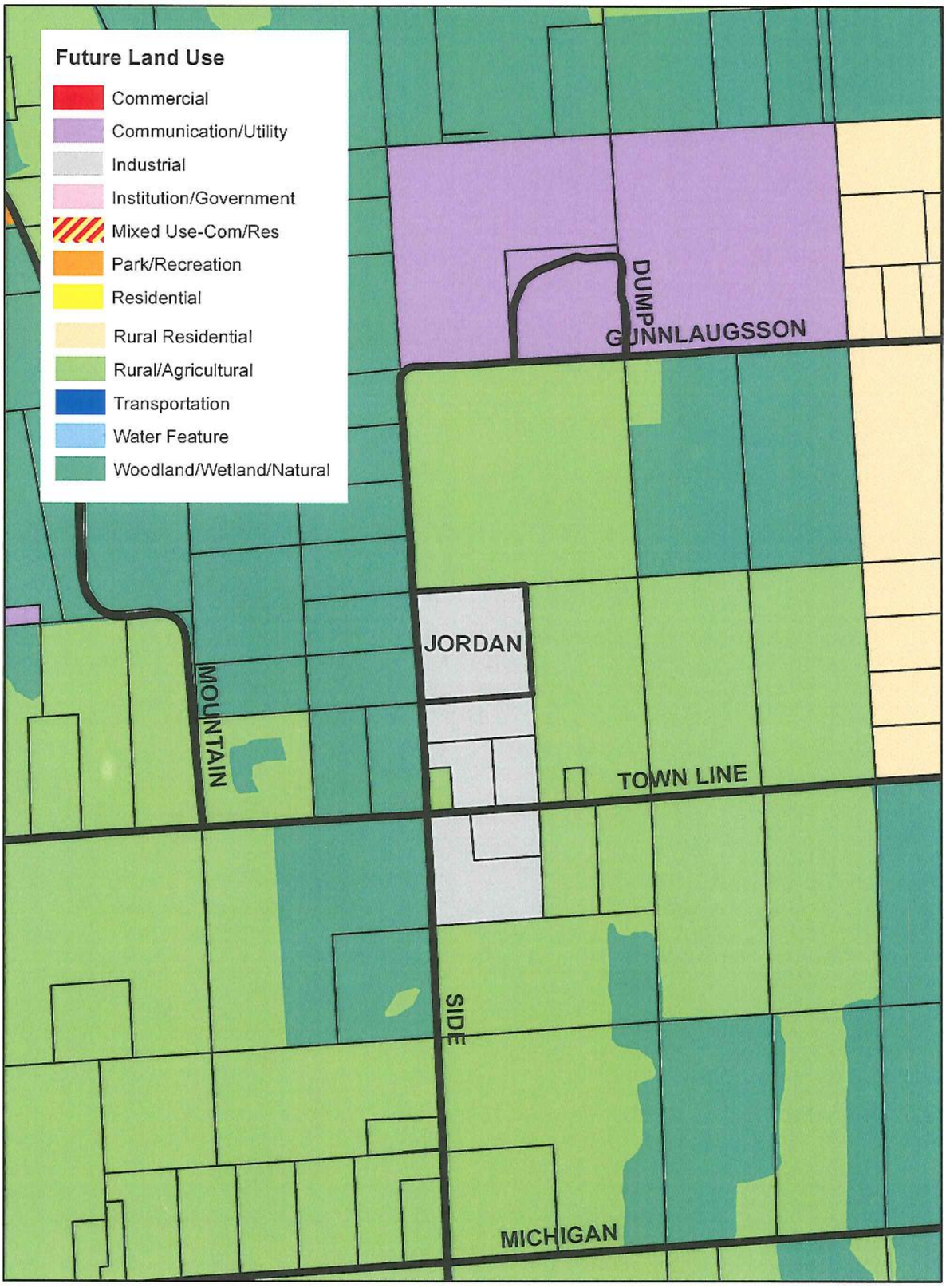
This mine will provide greatly needed materials on the island inclided dimension stone and rip rpa for shoreline projects, breaker run and gravel for roads and driveways and stone for home and other projects. Truck traffic on the ferries will be greatly reduced and material costs for consumers will be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

Future Land Use

Jordan: 028-04-32343033B
Proposed Conditional Use Permit: nonmetallic mine



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	Real Estate	0280432343033B	028 - T OF WASHINGTON		THOMAS R JORDAN III 1481 MAIN RD WASHINGTON ISLAND WI 54246

Tax Year Legend: = owes prior year taxes = not assessed = 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	LOW

Search powered by GCS (http://www.gcssoftware.com)

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

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

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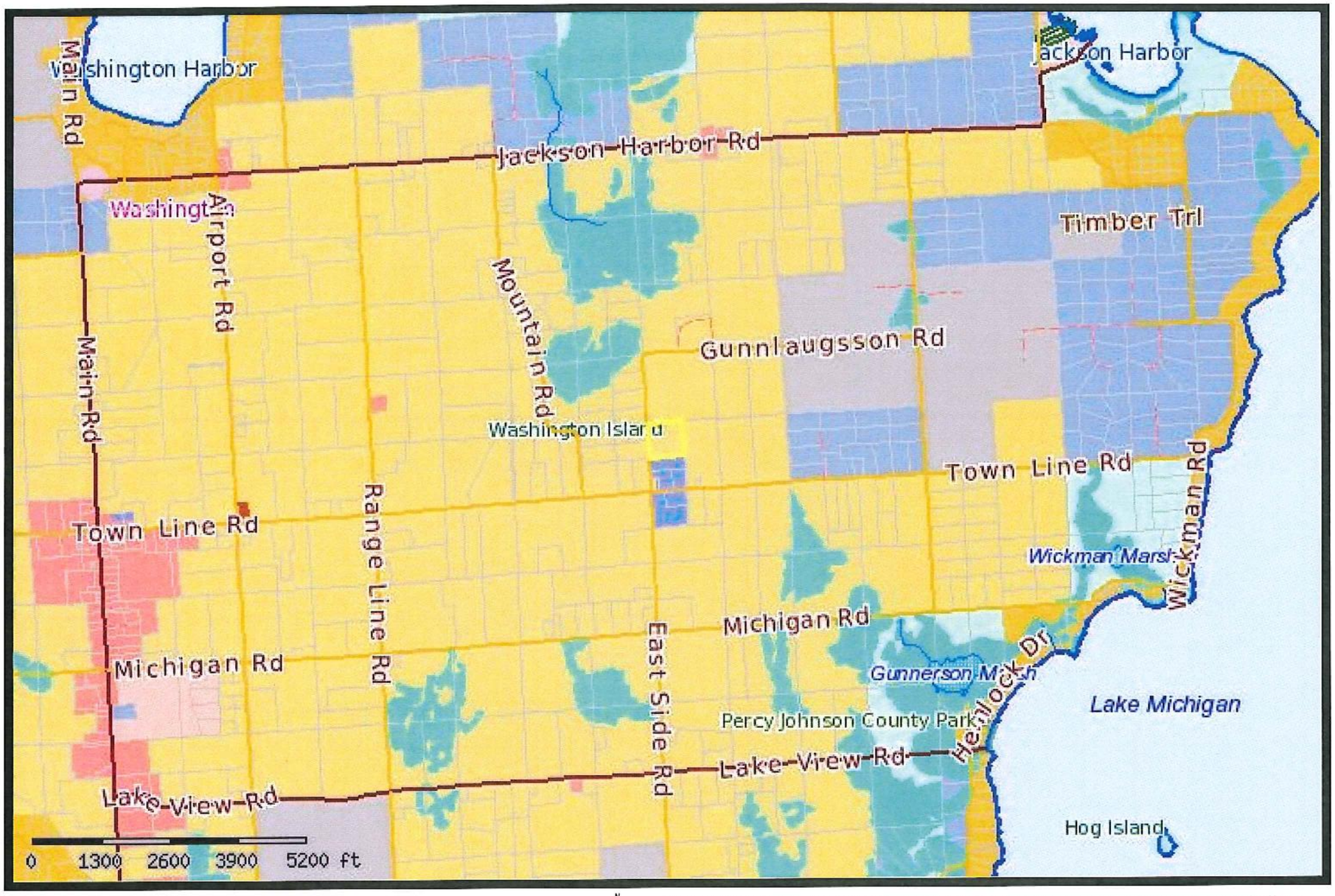
(//www.co.door.wi.gov)

Door County, Wisconsin
... for all seasons!



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JORDAN

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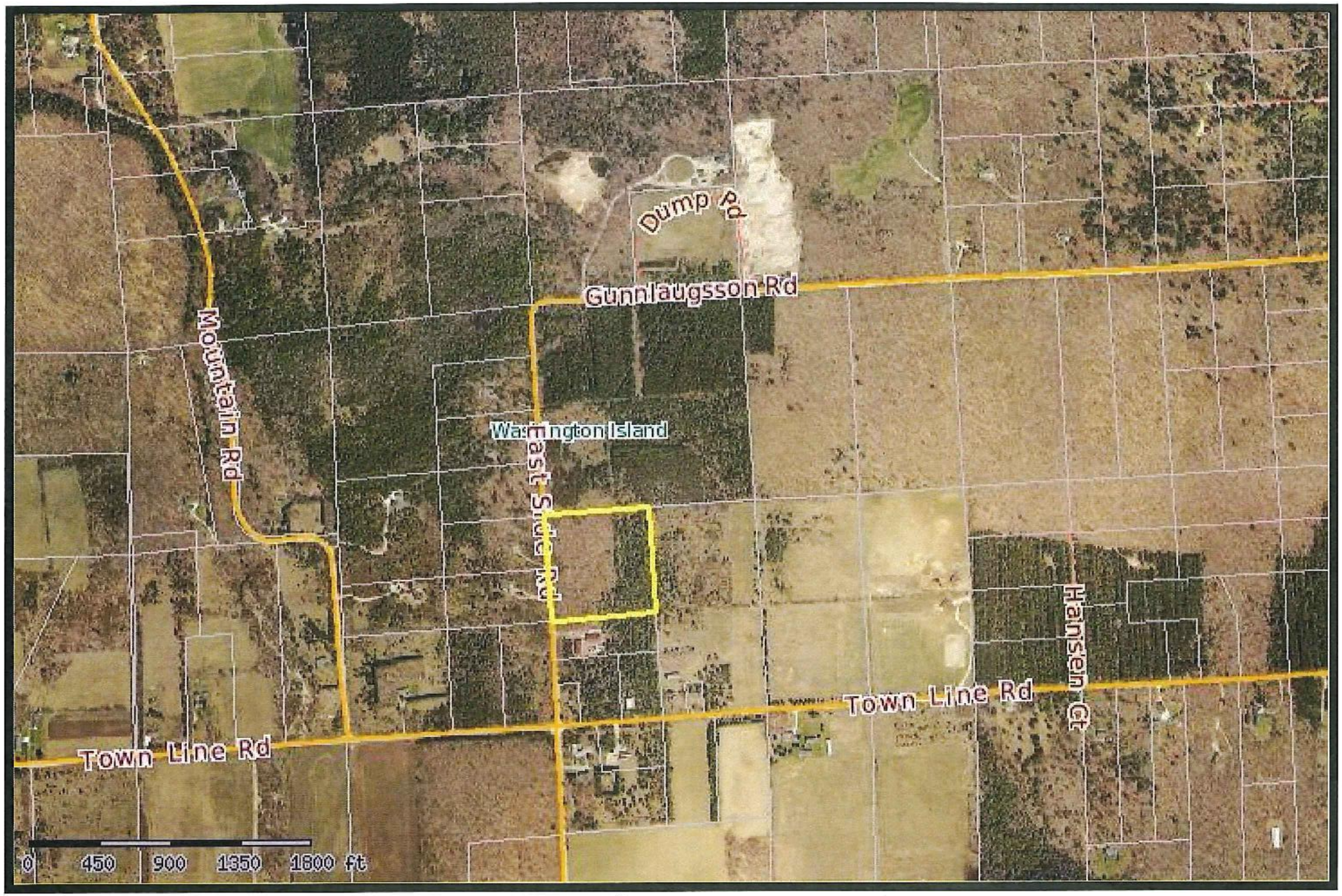

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(X) Only buildings within 300 feet of mine site are two commercial storage buildings on lot to the south. This property is also owned by the applicant.

Map

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Map

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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

BAUDHUIN
SURVEYING & ENGINEERING

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	Description
1.	Project Description
2.	Mine Site Narrative
3.	Operational Plan
4.	Proposed Reclamation Plan
5.	Reclamation Cost Estimate
Enc.	Plan Set

WISCONSIN
STEVEN J. PARENT
E-25577
BAILEYS HARBOR, WI
PROFESSIONAL ENGINEER

Steven J. Parent
Rev 4-1-20

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

KILOMETERS

ROAD CLASSIFICATION

Expressway

Local Connector

Tax Parcel Report

Courtesy of the Door County Land Information Office

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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

Valuations: 2019
Acres: 10.17
Land Value: $33600
Improved Value: $0
Forest Value: $0

School District: WASH ISL

Taxes: 2019
Real Estate Tax: $466.32
Special Tax: $0.00
Forest Tax: $0.00
Est Fair Market Val: $34200

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

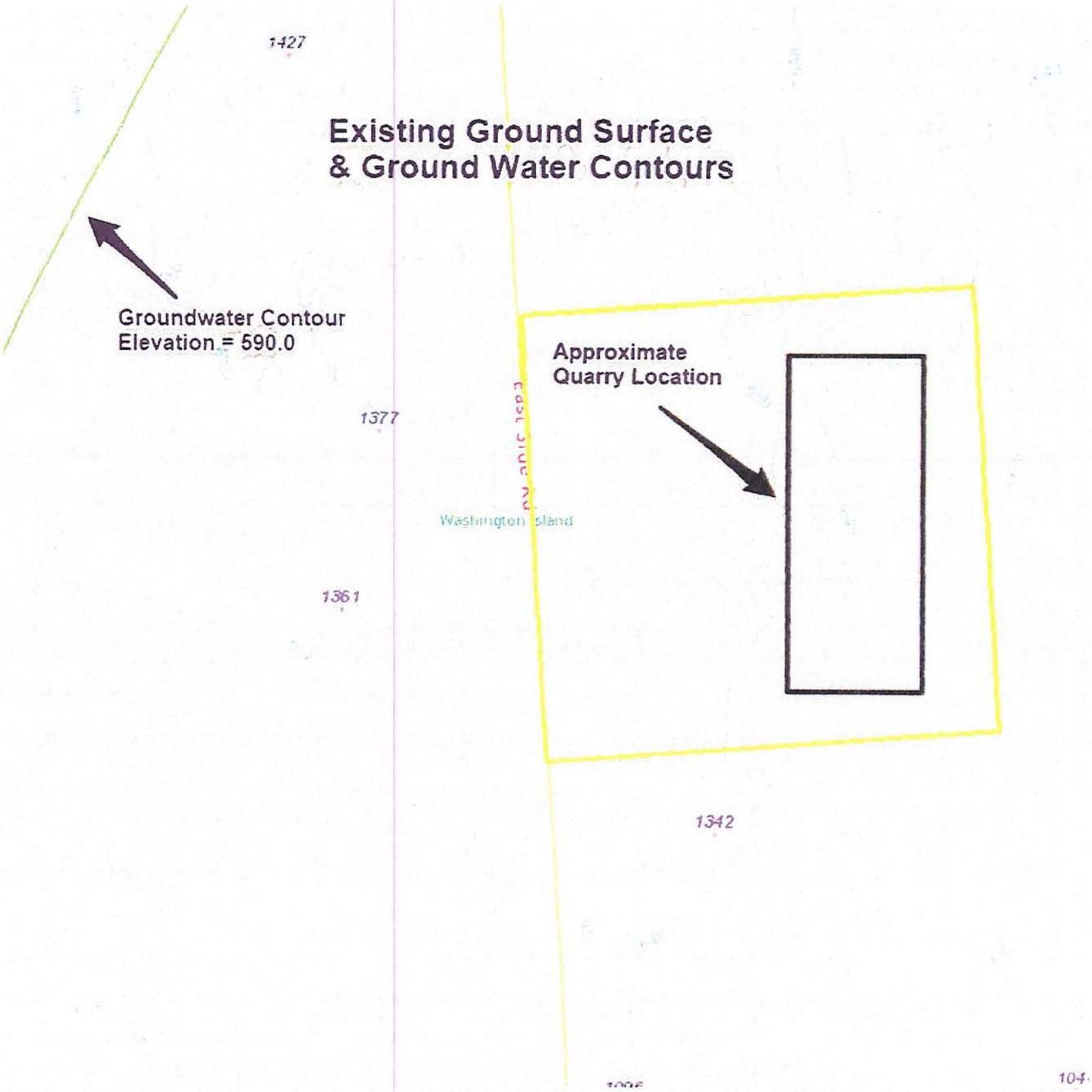
- No manmade features were observed within 300 feet of the mine site.
- Access to the site will be through an easement across the neighboring property to the south which is owned and operated by the applicant.

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.


1427
Existing Ground Surface
& Ground Water Contours
Groundwater Contour
Elevation = 590.0
Approximate
Quarry Location
1377
Washington Island
1361
1342
104

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 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

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

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

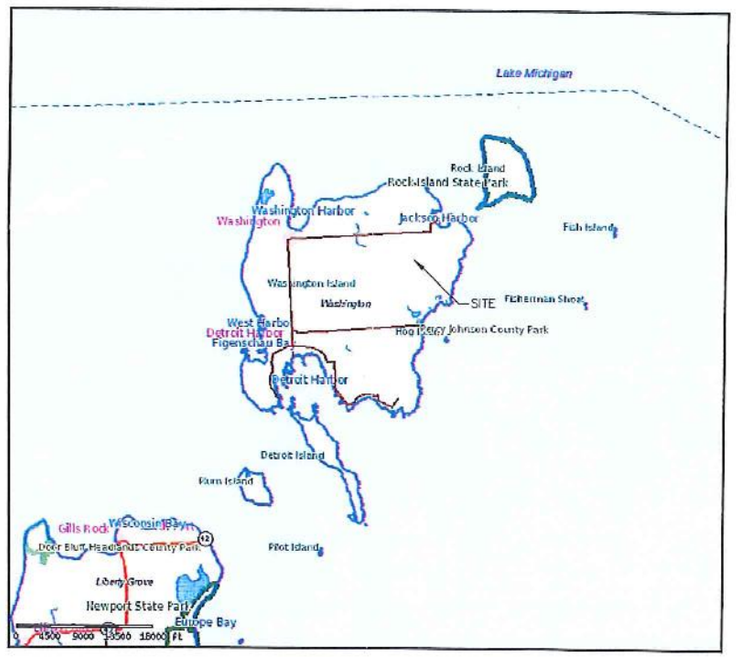
Owner may reduce the financial assurance amount based on the actual actively mined portion. Approval of any reduced amount would require county staff approval.

Hagen/Jordan Quarry Site

GRADING, DRAINAGE, & EROSION CONTROL PLANS

JOB NUMBER
24071

DOOR COUNTY, WISCONSIN



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

WISCONSIN STEVEN PATENT PROFESSIONAL ENGINEER

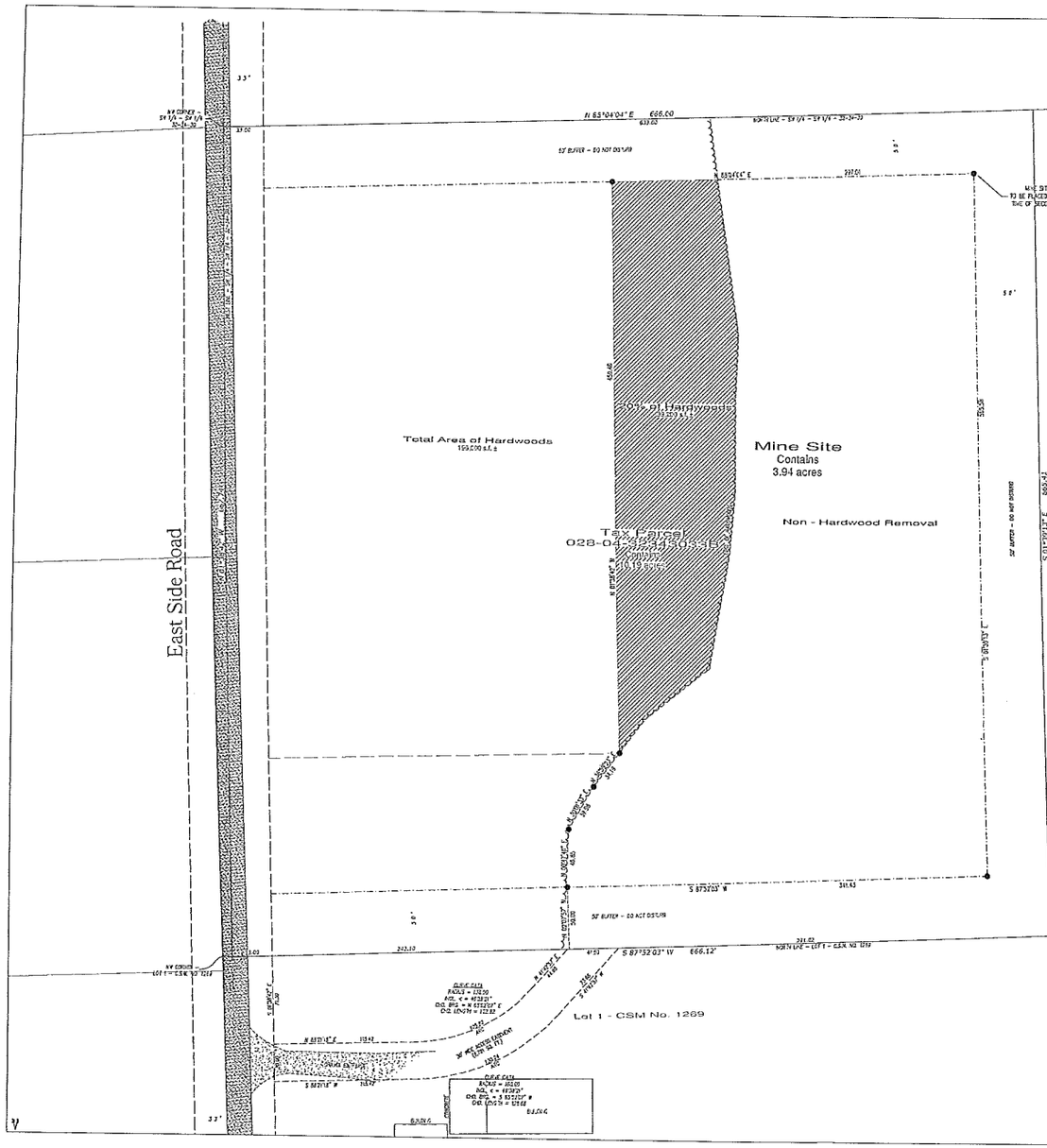
4-20-20

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

Hagen / Jordan Quarry

COVER & INDEX SHEET

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.

NORTH
1" = 40'
0 20 40 60
FEET

Description - Tax Parcel 028-04-32340333:

A parcel of land 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. Bounded and described as follows:

Commencing at the NW corner of Lot 1 of C.S.M. Number 1269, recorded at Volume 7, Page 238 of Certified Survey Maps as Document Number 612832, said corner being on the west line of the SW 1/4 of the SW 1/4 of said Section 32-34-30 and the point of beginning of lands to be described; thence N. 01°38'42" W., 667.74 feet along said west line to the NW corner of the SW 1/4 of the SW 1/4 of said Section 32-34-30; thence N. 63°04'04" E., 666.00 feet along the north line of the SW 1/4 of the SW 1/4 of said Section 32-34-30; thence S. 01°59'13" E., 665.41 feet to the NE corner of Lot 1 of the aforementioned C.S.M. Number 1269; thence S. 87°52'03" W., 666.12 feet along the north line of Lot 1 of said C.S.M. No. 1269 to the point of beginning.

Said parcel contains 10.18 acres and is subject to the rights of the public over the westerly 33 feet of said parcel for the right of way of East Side Road. Said parcel is subject to all easements of record.

Description - Mine Site:

Land 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. Bounded and described as follows:

Commencing at the NW corner of Lot 1 of C.S.M. Number 1269, recorded at Volume 7, Page 238 of Certified Survey Maps as Document Number 612832; thence N. 87°52'03" E., 275.10 feet along the north line of Lot 1 of said C.S.M. Number 1269; thence N. 02°07'57" W., 50.00 feet to the point of beginning of lands to be described; thence N. 00°47'49" E., 46.65 feet; thence N. 30°01'33" E., 33.58 feet; thence N. 39°59'23" E., 34.19 feet; thence N. 01°38'42" W., 459.46 feet; thence N. 88°04'04" E., 297.01 feet; thence S. 01°39'13" E., 565.58 feet; thence S. 87°52'03" W., 341.43 feet to the point of beginning.

Said mine site contains 3.94 acres and is benefited by the following described 30 foot wide access easement:

A 30 foot wide easement for ingress and egress being part of Lot 1 of C.S.M. Number 1269, recorded at Volume 7, Page 238 of Certified Survey Maps as Document Number 612832, 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. More particularly described as follows:

Commencing at the NW corner of Lot 1 of said C.S.M. Number 1269; thence N. 87°52'03" E., 33.00 feet along the north line of Lot 1 of said C.S.M. Number 1269 to the easterly right of way line of East Side Road; thence S. 01°38'42" E., 71.50 feet along said easterly right of way line to the point of beginning of said easement; thence N. 88°21'18" E., 115.42 feet; thence 105.62 feet along the arc of a 130.00 foot radius curve to the left whose chord bears N. 65°02'07" E., 102.92 feet (incl. < = 46°38'21"); thence N. 41°42'57" E., 44.65 feet to the aforementioned north line of Lot 1 of said C.S.M. Number 1269; thence N. 87°52'03" E., 41.59 feet along said north line; thence S. 41°42'57" W., 73.68 feet; thence 130.24 feet along the arc of a 150.00 foot radius curve to the right whose chord bears S. 65°02'07" W., 126.68 feet (incl. < = 46°38'21"); thence S. 88°21'18" W., 115.42 feet to the aforementioned easterly right of way line of East Side Road; thence N. 01°38'42" W., 30.00 feet along said right of way line to the point of beginning.

Said easement contains 8,781 square feet.

BAUDHUIN
SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 190
STURGEON BAY, WI. 54235
PHONE: 920-743-8211

Hagen / Jordan Quarry

MINE OVERALL SITE PLAN & LEGAL DESCRIPTIONS

DRAWN BY: TONY LEMKES 01-15-97	PROJECT DIRECTOR: MARK HAHN
REVISED DATE: 4-25-20	REVISED BY: EMT
SCALE: 1"=40'	JOB NO. 4633

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372 N. 5TH AVE.
P.O. BOX 106
WATERTOWN, WI.
54094
PHONE: 920-261-8211

PROJECT/PROPERTY NAME: Hagen / Jordan Quarry

PROJECT LOCATION & TOPOGRAPHY

DATE: 9-21-23
SCALE: 1" = 60'
DRAWN BY: MJ
CHECKED BY: MJ
FIELD BK: N/A
PAGE: N/A
PROJECT NO: 20-256
FILE NO: 20-256

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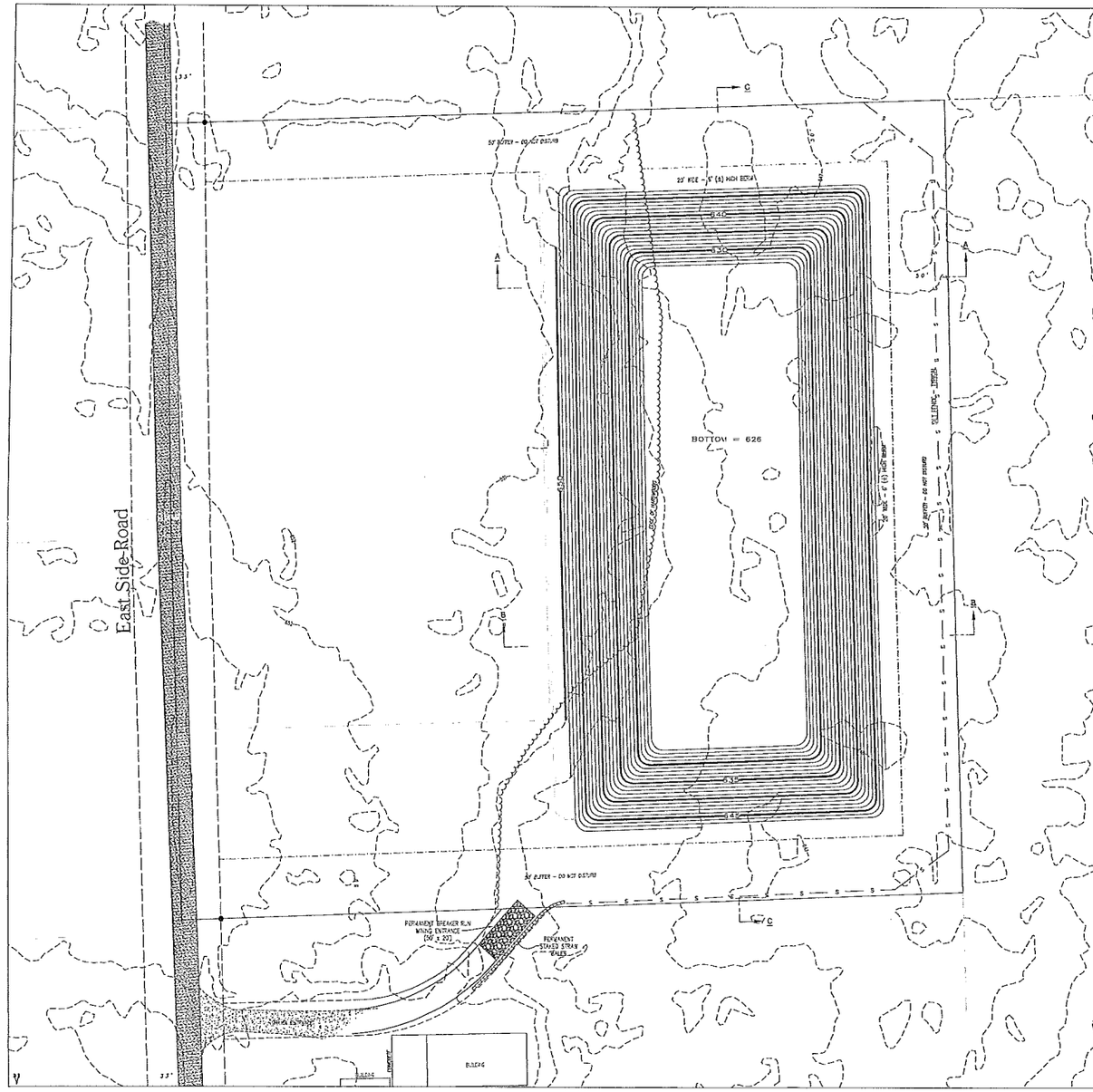


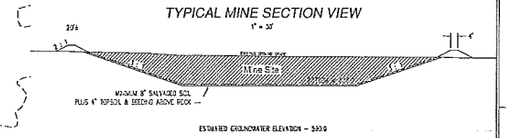
LOCATED IN:
THE SW 1/4 OF THE SW 1/4 OF SECTION 32,
TOWNSHIP 34 NORTH, RANGE 30 EAST,
TOWN OF WASHINGTON,
DOOR COUNTY,
WISCONSIN.

NORTH
1" = 40'
0 20 40 80
FEET

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 REFRENCED 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



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PHONE: 920-743-5211

Hagen / Jordan Quarry

PROGRESSIVE & FINAL RECLAMATION PLAN

PROJECT DESCRIPT.: MINE SHEET
DRAWN BY: DAN
CHECKED BY: RJ
DATE: 4-26-20
SCALE: 1" = 40'
FIELD BOOK: 1
PAGE: 1
FILE NAME: MINE LAYOUT 011-025
REVISIONS: 1 - 5-27-20

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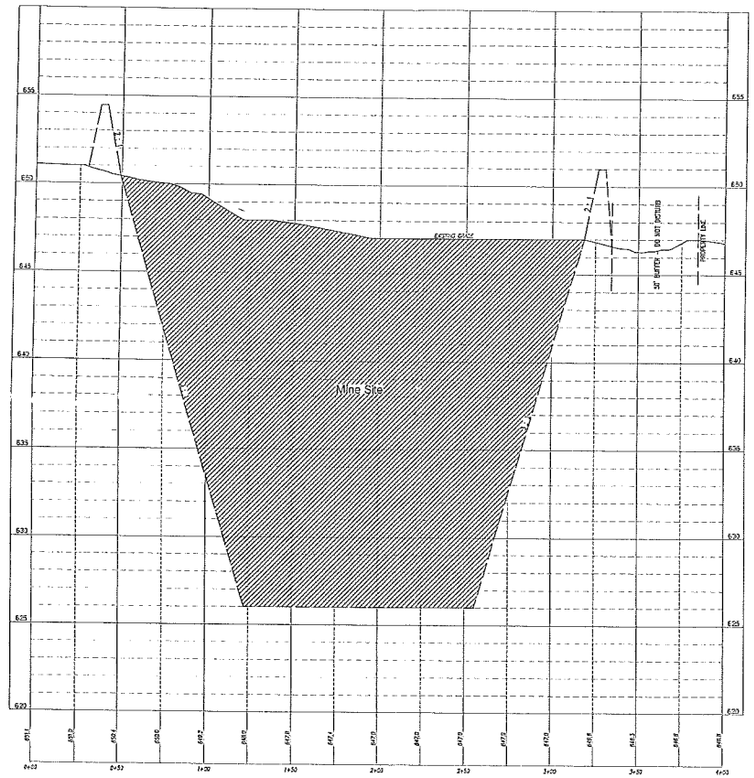
SECTION A - A

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).

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Hagen / Jordan Quarry

CROSS - SECTION A - A

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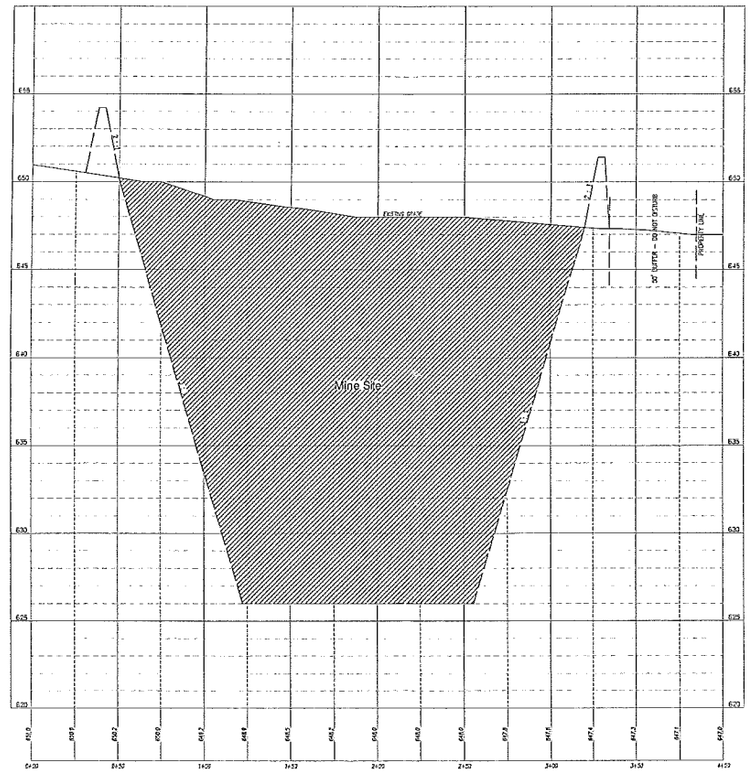
SECTION B - B

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).

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SECTION C - C

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

NOTE:
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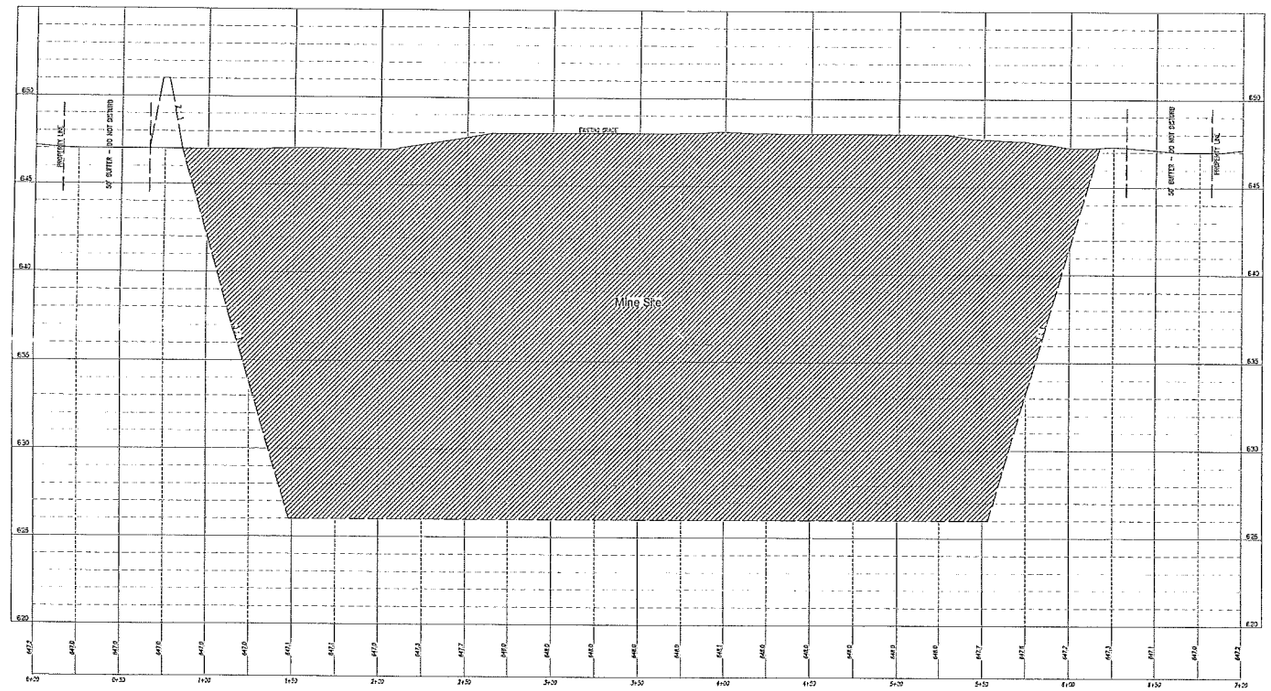

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CROSS - SECTION
C - C

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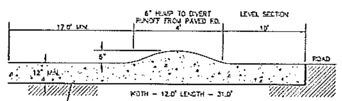
Breaker Run Stone Mining Entrance



GEOTEXTILE TO PREVENT "PUMPING" OF SUBGRADE SILT

SPECIFICATIONS:
1. CLEAR THE ENTRANCE / EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. GRADE THE ROAD FOUNDATION SO THAT THE ENTRANCE / EXIT WILL HAVE A CROSS SLOPE.
3. PLACE STONE TO THE DIMENSIONS, GRADE AND ELEVATION SHOWN.
4. 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.

Erosion Control Notes

1. 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.
2. 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 WDNR TECHNICAL STANDARDS 1058 AND 1059 AND WIS. DOT STANDARD SPECIFICATIONS, SECTION 630.
3. A MINIMUM OF 4 TO 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED ACCORDING TO WDNR TECHNICAL STANDARD 1059.
4. 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 WDNR TECHNICAL STANDARDS 1065 AND 1067 TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES, AS SPECIFIED, WITHIN 3 WORKING DAYS OF FINAL GRADING.
6. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND STABILIZATION WORK REDONE.
7. TREAT ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES WITH TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS LAND APPLICATION OF ANIONIC POLYACRYLAMIDE, STRAW BALES, SILT FENCE, MULCHING, TEMPORARY SEEDING, AND SEDIMENT TRAPS AS RESPECTIVELY REQUIRED BY WDNR TECHNICAL STANDARDS 1050, 1055, 1056, 1058, 1059, AND 1063.
8. ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
9. 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 WDNR TECHNICAL STANDARD 1068.
10. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS SILT FENCE, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED.
11. ALL REMAINING TOPSOIL STOCKPILES SHALL BE SEEDED OR HAULED OFF-SITE WITHIN 60 DAYS OF CONSTRUCTION COMPLETION.
12. 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 WDNR TECHNICAL STANDARD 1050.
13. ADDITIONAL EROSION CONTROL METHODS SUCH AS SILT 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.

Reclamation Plan Narrative

1. 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.

2. 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).
     - o Areas shall be considered restored when meeting Wisconsin Technical Note – Agronomy-WI-1 "Guidelines for Herbaceous Stand Evaluation". All upland slopes exceeding 6% slope need anchored mulching.
     - o Proposed mine bottom will be rock, to be topsoiled, requiring no additional stabilization or restoration.
     - o Seeding requirements.
   - Seedbed 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 8 – 10 inches high). Two standard recommended seed mixtures are shown below.

3. Proposed (Reclaimed) Land Use:
   - Passive Recreation

4. Topsoil Stockpile:
   - Salvaged topsoil will be used for the berm on this site.
   - Reclaim areas upon reaching final grade.

5. 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.

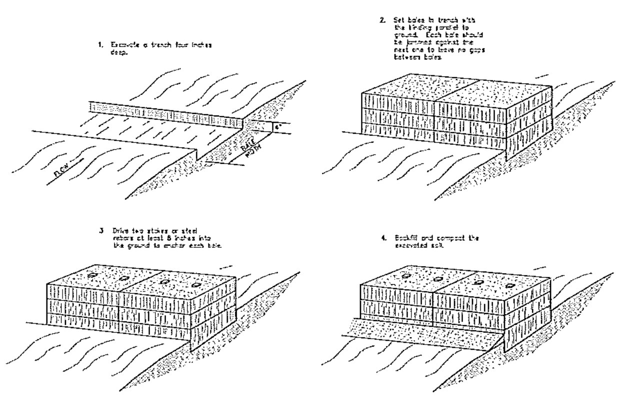
7. Erosion Control Methods:
   - Silt fence shall be placed downslope of all topsoiled areas. Additional silt fence and bale checks to prevent sediments from leaving the site.

8. Pollution Potential:
   - The estimated ground water table is estimated at 590.0. Lowest proposed mine surface = 626.0 resulting in 35 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.

- Revegetation plan
  - o Revegetation will occur utilizing a traditional broadcast seeder as soon as practical after final placement and preparation of the topsoil.
  - o Seedbed 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
  - o Seed mix can be a 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 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 ozs
    - Wild bergamot forb 1.0 PLS ozs
    - Yellow coneflower forb 1.0 PLS ozs
    - Blackeyed susan forb 1.0 PLS ozs
    - Round-headed bush clover legume 1.5 PLS ozs
    - Purple prairie clover legume 3.5 PLS ozs
  - o 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
  - o Fertilizer shall be applied to all seeded areas at a rate of 200 lbs/acre.
  - o Straw mulch shall be applied over seed bed at a rate of 1 ton/acre.
  - o Temporary topsoil stockpiles shall be seeded with annual ryegrass at a rate of 30 lbs/acre.

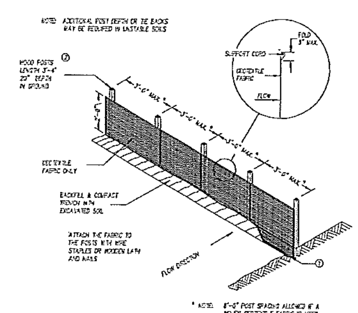
Straw Bale Fence

NO SCALE

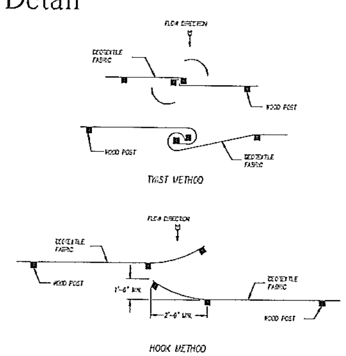


Silt Fence Detail

NO SCALE



SILT FENCE



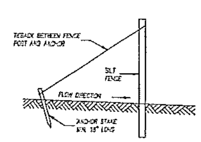
JOINING TWO LENGTHS OF SILT FENCE ③

GENERAL NOTES

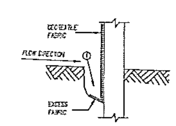
① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.

③ 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.



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

NOTE:
SILT FENCE SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.

DRAWN BY: vb
DESIGNED BY: S.J.P.
DATE: 2-27-20
JOB NUMBER: 24071
PROJECT DIRECTORY: HAGEN 24071
PATH: \DWG\LDWG\
PLAN NAME: 071-DES
REVISED DATE: 4-20-20
SCALE: NONE

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

Hagen / Jordan Quarry

CONSTRUCTION DETAILS

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

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

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 me 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.

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 closet 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.

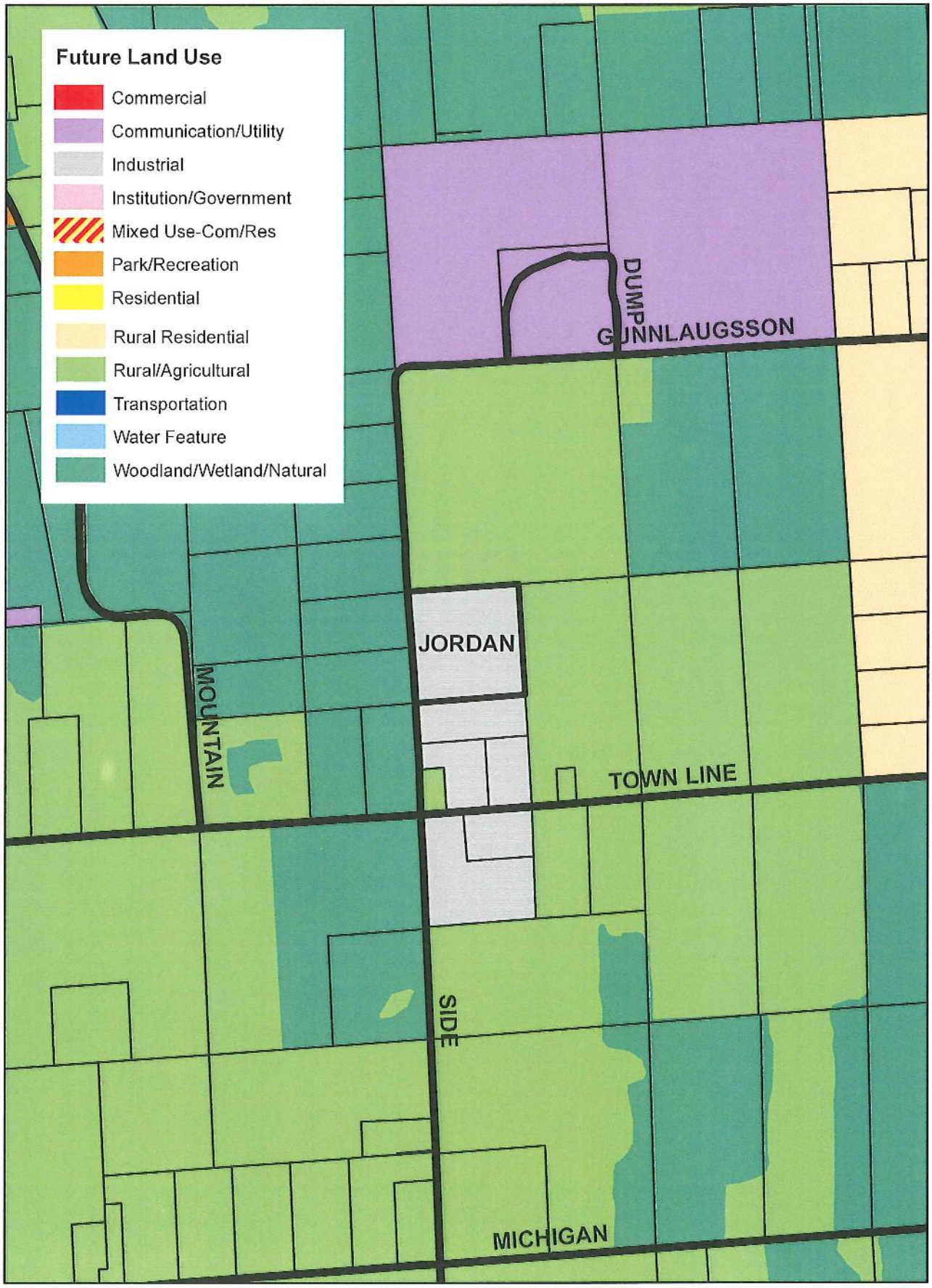
- **Relevant goals/policies/action items from comprehensive plan.** None.

- **Other relevant text from county comprehensive plan.** None.

RB/RYK
4/17/2020

Future Land Use

Jordan: 028-04-32343033B
Proposed Conditional Use Permit: nonmetallic mine



Riemer, Linda

From: James Smith <james@doorcounty.attorney>
Sent: Wednesday, June 3, 2020 3:29 PM
To: Riemer, Linda
Subject: Re: RPC Meeting 6/4/2020
Attachments: Effect of Rock Mining on Local Residential Property Values within 1 Mile of Proposed Mine.pdf; Crushed Limestone Safety Data Sheet.pdf; Karst Map.pdf; The Value-Undermining Effects of Rock Mining on Nearby Residential Property.pdf; Delineation of areas contributing groundwater to springs and wetlands supporting the Hine's Emerald Dragonfly, Door County, Wisconsin.pdf; Potential Environmental Impacts of Quarrying Stone in Karst - A Literature Review.pdf; US Study on the Impact of Pits Quarries on Home Prices.pdf

Good Afternoon Linda,

Please find attached hereto documents to which I will be referring during my testimony in front of the RPC tomorrow.

If you have any questions or concerns, please do not hesitate to contact me.

Best regards,

James

THE LAW OFFICE OF JAMES R. E. SMITH, S.C.
Sturgeon Bay, WI 54235
(920) 724-1754
www.doorcounty.attorney

This is a transmission from The Law Office of James R. E. Smith, S.C. and may contain information which is privileged, confidential, and protected by the attorney-client privilege or attorney work product privilege. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately at 920-724-1754.

On Wed, Jun 3, 2020 at 12:19 PM James Smith <james@doorcounty.attorney> wrote:

Much appreciated, Linda!

THE LAW OFFICE OF JAMES R. E. SMITH, S.C.
Sturgeon Bay, WI 54235
(920) 724-1754
www.doorcounty.attorney

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prohibited. If you have received this transmission in error, please destroy it and notify us immediately at 920-724-1754.

On Wed, Jun 3, 2020 at 12:19 PM Riemer, Linda <lriemer@co.door.wi.us> wrote:

Thanks Jim. I will put you down to speak in opposition.

Enjoy your day.

Linda Riemer

Door County Land Use Services Department

Door County Government Center

421 Nebraska Street |Sturgeon Bay, WI 54235

(P) 920-746-2323 | (Fax) 746-2387

Email: lriemer@co.door.wi.us | Website: https://www.co.door.wi.gov/164/Land-Use-Services

From: James Smith <james@doorcounty.attorney>
Sent: Wednesday, June 3, 2020 12:00 PM
To: Riemer, Linda <lriemer@co.door.wi.us>
Subject: RPC Meeting 6/4/2020

To Whom It May Concern:

Please be advised that I intend to provide live oral testimony regarding the CUP for mining on Washington Island at the RPC meeting tomorrow, June 4, 2020.

Name: James R. E. Smith

Addres: 1236 Bluebird St, Sturgeon Bay, WI 54235

Cell: 920-724-1754

I wish to speak in opposition to the granting of the CUP.

Sincerely,

James

This is a transmission from The Law Office of James R. E. Smith, S.C. and may contain information which is privileged, confidential, and protected by the attorney-client privilege or attorney work product privilege. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately at 920-724-1754.

EFFECT OF ROCK MINING ON LOCAL RESIDENTIAL PROPERTY VALUES WITHIN 1 MILE OF PROPOSED MINE

STREET ADDRESS	OWNER	EFMV	3.7% of EFMV*	14.5% of EFMV**
1462 RANGE LINE RD	BARBER	$273,513	**$10,120**	**$39,659**
1544 RANGE LINE RD	GRAHAM	$117,400	**$4,344**	**$17,023**
1602 RANGE LINE RD	WALLMAN	$336,843	**$12,463**	**$48,842**
1703 MOUNTAIN RD	HERSCHBERGER	$237,100	**$8,773**	**$34,380**
1271 JACKSON HARBOR RD	HENKEL	$320,500	**$11,859**	**$46,473**
1740 MOUNTAIN RD	MUNAO	$194,303	**$7,189**	**$28,174**
1724 MOUNTAIN RD	WOLD	$162,100	**$5,998**	**$23,505**
1702 MOUNTAIN RD	GILBERTSON	$189,700	**$7,019**	**$27,507**
1680 MOUNTAIN RD	FLASCH	$181,986	**$6,733**	**$26,388**
1662 MOUNTAIN RD	NIKOLAI	$296,200	**$10,959**	**$42,949**
1641 MOUNTAIN RD	HERSCHBERGER	$279,900	**$10,356**	**$40,586**
1610 MOUNTAIN RD	ELLEFSON	$186,714	**$6,908**	**$27,074**
1592 MOUNTAIN RD	ELLEFSON	$167,000	**$6,179**	**$24,215**
1554 MOUNTAIN RD	JOHNSON	$292,400	**$10,819**	**$42,398**
1538 MOUNTAIN RD	ELLEFSON	$272,500	**$10,083**	**$39,513**
1463 MOUNTAIN RD	HUFFMAN	$212,300	**$7,855**	**$30,784**
1403 MOUNTAIN RD	JORGENSON	$212,900	**$7,877**	**$30,871**
1402 MOUNTAIN RD	DOMPKE	$166,674	**$6,167**	**$24,168**
1384 MOUNTAIN RD	SHAUSKE	$333,200	**$12,328**	**$48,314**
1362 MOUNTAIN RD	BUETTNER	$82,423	**$3,050**	**$11,951**
972 EAST SIDE	VAN HOWE	$243,400	**$9,006**	**$35,293**
1076 MICHIGAN RD	DANFORTH	$217,500	**$8,048**	**$31,538**
1216 MICHIGAN RD	BONNIN	$355,500	**$13,154**	**$51,548**
1234 MICHIGAN RD	SCHULTZ	$251,400	**$9,302**	**$36,453**
1256 MICHIGAN RD	BRENNAN	$151,800	**$5,617**	**$22,011**
1259 MICHIGAN RD	CORNELL	$353,600	**$13,083**	**$51,272**
1314 MICHIGAN RD	MILLER	$608,800	**$22,526**	**$88,276**
1394 MICHIGAN RD	MURRAY	$287,000	**$10,619**	**$41,615**
987 TOWN LINE RD	ERVIN	$477,500	**$17,668**	**$69,238**
847 TOWN LINE RD	RICHMOND	$230,600	**$8,532**	**$33,437**
851 TOWN LINE RD	HOUSE	$316,400	**$11,707**	**$45,878**
823 TOWN LINE RD	RUNYAN	$168,200	**$6,223**	**$24,389**
779 TOWN LINE RD	FLESVIG	$263,805	**$9,761**	**$38,252**
904 TOWN LINE RD	CORNELL	$341,700	**$12,643**	**$49,547**
1361 EAST SIDE RD	HANLIN	$181,294	**$6,708**	**$26,288**
1377 EAST SIDE RD	NIKOLAI	$243,300	**$9,002**	**$35,279**
1329 MOUNTAIN RD	JORGENSON	$273,577	**$10,122**	**$39,669**
TOTAL PROPERTY LOSS IN VALUE			**$350,798**	**$1,374,750**

*Based on an average 2.3-5.1% reduction in value as determined in the paper *The Value-Undermining Effects of Rock Mining on Nearby Residential Property: A Semiparametric Spatial Quantile Autoregression.*

**Based on the estimated reduction in value for homes located within a mile radius of mine as provided for in *An Assessment of the Economic Impact of the Proposed Stoneco Gravel Mine Operation on Richland Township.*

CAPITOL AGGREGATES INC

Safety Data Sheet

Solms Crushed Limestone (Crushed Rock, Limestone, Base Rock, Scrubber Stone, Agg-Lime)

Section 1: Identification

MANUFACTURER'S NAME & ADDRESS: Capitol Aggregates Inc.
2330 North Loop 1604 West.
San Antonio, Texas 78248

PRODUCT NAME:	**Solms Crushed Limestone**

EMERGENCY TELEPHONE NUMBER: (210) 871-6111
SDS INFORMATION OR ASSISTANCE: (210) 871-7247
COMPANY PHONE NUMBER: (210) 871 7260
CHEMICAL NAME: Solms Crushed Limestone
CAS NUMBER: N/A
TRADE NAME or SYNONYMS: (Crushed Rock, Limestone, Base Rock, Scrubber Stone, Agg-Lime)
PRODUCT USE: Construction Aggregates, Soil Amendment

Section 2: Hazards Identification

WARNING! CRUSHED LIMESTONE IS NOT A KNOWN HEALTH HAZARD. HOWEVER CRUSHED LIMESTONE MAY BE SUBJECTED TO VARIOUS NATURAL OR MECHANICAL FORCES THAT PRODUCE SMALL PARTICLES (DUST), WHICH MAY CONTAIN RESPIRABLE CRYSTALLINE SILICA (PARTICLES LESS THAN 10 MICROMETERS IN AERODYNAMIC DIAMETER).REPEATED INHALATION OF RESPIRABLE CRYSTALLINE SILICA (QUARTZ) MAY CAUSE DAMAGE TO LUNGS THROUGH PROLONGED OR REPEATED EXPOSURE AND MAY CAUSE LUNG CANCER.

Classification of the substance or mixture:

CARCINOGENICITY/INHALATION — Category 1A

SPECIFIC TARGET ORGAN TOXICITY (REPEATED EXPOSURE) — Category 2

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GHS label elements

Hazard pictograms:

Signal word: **Danger**

Hazard statements: **Harmful if swallowed. May cause cancer (inhalation). May cause damage to lungs with prolonged or repeated exposure (inhalation).**

EMERGENCY OVERVIEW:

Appearance/Odor: Loose granular rock, gravel, and silt mixture of varying size and color. No odor.

Carcinogen, Acute & Chronic Toxin Warning:

- This product contains greater than 0.1% crystalline silica. Crystalline silica has been linked to cancer, silicosis, and other lung problems in conditions of prolonged airborne over-exposure. Repeated inhalation of respirable crystalline silica (quartz) may cause lung cancer according to IARC and NTP; ACGIH states that it is a suspected cause of cancer. Other forms of RCS (e.g. Tridymite and Cristobalite) may also be present or formed under certain industrial processes.
- Carcinogen- Acute & Chronic. Product contains crystalline silica quartz. The International Agency for Research on Cancer (IARC) classifies respirable crystalline silica as Group I – Known Human Carcinogen. The National Toxicology Program (NTP) lists respirable crystalline silica as a Known Human Carcinogen. The American Conference of Governmental Industrial Hygienists (ACGIH) lists respirable crystalline silica as a Suspected Human Carcinogen (A-2).

OSHA REGULATORY STATUS:

This product is considered HAZARDOUS by the OSHA Hazard Communication Standard (29 CFR 1910.1200).

POTENTIAL HEALTH EFFECTS:

LIKELY ROUTES OF EXPOSURE: Inhalation

TARGET ORGAN(S): Lungs

EYE

- Avoid eye contact. Exposure to dust may be irritating to the eyes and may impair visibility. These effects are transient similar to nuisance dust and recovery should follow.

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SKIN

- Avoid prolonged and repeated skin contact. Do not handle until all safety precautions have been read and understood. Wear protective gloves, protective clothing, eye protection and face protection. Wash hands thoroughly after handling.

INHALATION

- Avoid prolonged and repeated inhalation of dust. Acute and chronic exposure to dusts may be irritating to the respiratory tract by frictional action, and may provoke bronchoconstriction in hyper-susceptible individuals.
- Respirable dusts can cause bothersome deposits in the nasal passages. Nuisance dusts cause toxicity from physical overloading of the respiratory clearance mechanisms.
- Significant deterioration of pulmonary function and chronic bronchitis can develop with prolonged overexposure to dusts in excess of established limits (See Section 8).
- Continued overexposure to silica dust can result in silicosis, a chronic, progressive and sometimes fatal lung disease that is characterized by the presence of typical nodulation of the lungs leading to fibrosis. Silicosis can develop in weeks with high exposures and after years of lower exposure. Symptoms and signs of silicosis include cough, shortness of breath, wheezing, decreased pulmonary function, and changes in chest X-rays.

INGESTION

- Minute amounts accidentally ingested during industrial handling are not likely to cause injury.

MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE

- Chronic exposure to nuisance dusts may enhance susceptibility to respiratory tract infections.
- Silica can cause silicosis which, in turn, increases the risk of pulmonary tuberculosis infection.
- Smoking may increase the risk of developing lung disorders associated with silicosis.

Section 3: Composition / Information on Ingredients

Component	CAS No.	Wt.%	Hazardous?	GHS-US
Calcium Carbonate	1317-65-3	> 85	No	Not Classified
Crystalline Silica Quartz (a component of crushed stone)	14808-60-7	< 6	Yes	Acute Tox. 4 (Oral), H302 Carc. 1A, H350 STOT RE 1, H372

Crystalline Silica is reported as total silica and not just the respirable fraction.

Any concentration shown as a range is to protect confidentiality of trade secret information or is due to process variation.

Section 4: First Aid Measures

Description of necessary first aid measures

EYE CONTACT
Limestone dust: Immediately flush eyes with large amounts of water and continue flushing for 15 minutes. Remove contact lenses, if worn. Occasionally lift the eyelid(s) to ensure thorough rinsing. Beyond rinsing, do not attempt to remove material from the eye(s). Get medical attention if irritation develops or persists.

SKIN CONTACT
Limestone dust: Wash contaminated area thoroughly with soap and water. If redness or irritation occurs and persists, seek medical attention.

INHALATION
Limestone dust: Remove to fresh air. If breathing is difficult keep at rest in a position comfortable for breathing and get medical attention.

INGESTION
Limestone dust: If swallowed, do NOT induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Give large quantity of water and get medical attention if distress develops.

MOST IMPORTANT SYMPTOMS/EFFECTS, ACUTE and DELAYED POTENTIAL ACUTE HEALTH EFFECTS

Eye contact: May cause eye irritation due to abrasion if crushed limestone particles become entrapped in the eyes. Symptoms may include discomfort or pain, excess blinking and tear production, with marked redness and swelling of the conjunctiva.

Inhalation: May cause respiratory tract irritation. Symptoms may include sneezing or coughing similar to inhalation of nuisance dust particles if sand or gravel particles are inhaled. Inhaling sand and gravel may cause discomfort in the chest, shortness of breath and coughing.

Skin contact: Symptoms may include skin abrasion or redness if sand and gravel particles collide forcefully with the skin.

Ingestion: Harmful if swallowed. May cause stomach distress, nausea, choking, and vomiting if sand or gravel is swallowed.

OVER-EXPOSURE SIGNS/SYMPTOMS

Eye contact: Adverse symptoms may include the following: pain, watering and redness

Inhalation: Adverse symptoms may include the following: respiratory tract irritation and coughing. Prolonged inhalation may cause chronic health effects. This product contains crystalline silica. Prolonged or repeated inhalation of respirable crystalline liberated from silica can cause silicosis and may cause cancer.

Skin contact: Adverse symptoms may include skin abrasion and redness.

Ingestion: Adverse symptoms may include stomach distress, nausea, vomiting, or choking if crushed stone is swallowed.

NOTES TO PHYSICIAN
Ensure that medical personnel are aware of the materials involved, and take precautions to protect themselves. Pre-existing medical conditions that may be aggravated by exposure include disorders of the eye, skin and lung (including asthma and other breathing disorders).If addicted to tobacco, smoking will impair the ability of the lungs to clear themselves of dust.

Section 5: Fire Fighting Measures

FLAMMABLE PROPERTIES:
Noncombustible and not explosive.

EXTINGUISHING MEDIA:
Suitable extinguishing media: Crushed Limestone is not flammable. Use fire extinguishing media appropriate for surrounding materials.
Unsuitable extinguishing media: None known.

SPECIFIC HAZARDS ARISING FROM THE CHEMICAL
No specific fire or explosion hazard. Not a combustible dust.

THERMAL DECOMPOSITION PRODUCTS
None specific however contact with powerful oxidizing agents and acids may cause fire and/or explosions (See section 10 of this safety data sheet).

PROTECTION OF FIREFIGHTERS:
No special precautions use protective equipment appropriate for surrounding materials.

Section 6: Accidental Release Measures

PERSONAL PRECAUTIONS:
Use personal protective equipment (PPE) specified in Section 8 (Exposure Controls/Personal Protection). Also see Section 3 (Hazards Identification), Section 7 (Handling & Storage), and Section 10 (Stability & Reactivity).

ENVIRONMENTAL PRECAUTIONS:
Do not allow spilled material to enter sewers or waterways.

METHODS OF CONTAINMENT:
Wet suppression can be used to minimize dust levels

METHODS FOR CLEAN-UP:
Clean up quickly and avoid generating dust. Spilled material where dust is generated, may overexpose cleanup personnel to respirable crystalline silica-containing dust. Do not dry sweep or

use compressed air for clean-up. Wetting of spilled material and/or use of respiratory protection equipment may be necessary.

OTHER INFORMATION:
Notify appropriate local authorities of spills into sewers or waterways. See section 8 for further information on protective clothing and equipment, section 13 for advice on waste disposal.

Section 7: Handling and Storage

HANDLING:
Do not handle until all safety precautions have been read and understood. Keep formation of airborne dusts to a minimum. Provide appropriate exhaust ventilation at places where dust is formed. Do not breathe dust. Avoid prolonged and repeated exposure to dusts. Wet suppression can be used to minimize dust exposure. Provide adequate ventilation. Wear appropriate personal protective equipment. Observe good industrial hygiene practices. Avoid contact with eyes. Do not swallow. Avoid generating and breathing dust. Good housekeeping is important to prevent accumulation of dust. The use of compressed air for cleaning clothing, equipment, etc, is not recommended. DO NOT use product for sand blasting. Blasting breaks down natural silica and creates freshly fractured respirable crystalline silica which may lead to silica-related disease in persons exposed at levels exceeding occupational exposure limits.

ADVICE FOR GENERAL OCCUPATIONAL HYGIENE
Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.

STORAGE:
No special storage procedures are necessary. Avoid dust formation or accumulation. Keep workers off large piles of product to minimize dust levels or engulfment hazards. Do not enter a silo or other enclosure containing bulk quantities of these products without using all appropriate safety precautions as engulfment or suffocation may occur. Crushed Stone may form a surface crust which appears solid but may not support the weight of humans. Accordingly, do not stand on crushed stone without using all appropriate safety precautions, including, without limitation, properly employed harnesses, lifelines and all other necessary safety equipment.

OTHER:

Also see Section 8 (Exposure Controls/Personal Protection)

Section 8: Exposure Controls / Personal Protection

EXPOSURE GUIDELINES:

Component	CAS No.	Exposure Limits					
		OSHA		MSHA		ACGIH	
		respirable dust	total dust	respirable dust	total dust	respirable dust	total dust
Crushed Limestone (as Particulates Not Otherwise Regulated or Nuisance Dusts)	SEQ250	PEL 8hr-TWA: 5 mg/m^3	PEL 8hr-TWA: 15 mg/m^3	PEL 8hr-TWA: 5 mg/m^3	PEL 8hr-TWA: 10 mg/m^3	TLV 8hr-TWA: 3 mg/m^3	TLV 8hr-TWA: 10 mg/m^3
Crystalline Silica Quartz	14808-60-7	PEL 8hr-TWA: 10 mg/m^3 /(%SiO_2+2)	PEL 8hr-TWA: 30 mg/m^3 /(%SiO_2+2)	PEL 8hr-TWA: 10 mg/m^3 /(%SiO_2+2)	PEL 8hr-TWA: 30 mg/m^3 /(%SiO_2+3)	TLV 8hr-TWA: 0.025 mg/m^3	N/A

APPROPRIATE ENGINEERING CONTROLS:

Good general ventilation (typically 10 air changes per hour indoors) should be used. Ventilation rates should be matched to conditions. If applicable, use process enclosures, local exhaust ventilation, or other engineering controls to maintain airborne levels below recommended exposure limits. If exposure limits have not been established, maintain airborne levels to an acceptable level.

PERSONAL PROTECTIVE EQUIPMENT (PPE):

EYE/FACE PROTECTION

Wear safety glasses or goggles.

SKIN PROTECTION

Wear standard work gloves (leather, cotton, coated cotton, etc.) as needed to prevent abrasion. Wear clothes with sleeve rolled down and collars buttoned, and trousers gathered at the ankles to minimize skin contact.

RESPIRATORY PROTECTION

When handling or performing work with crushed limestone that produces dust or respirable crystalline silica, a NIOSH approved respirator is recommended in poorly ventilated areas or when permissible exposure limits may be exceeded. Wear a NIOSH approved respirator that is properly fitted and is in good condition. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator. All respirators must be NIOSH-certified.

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GENERAL HYGIENE CONSIDERATIONS
Practice good housekeeping and hygiene practices to minimize generating and spreading airborne dust. Always wash areas of the body (hands, face, arms, etc.) that have come in contact with the product. Always wash hands and face with soap and water before eating, drinking, or smoking.

Section 9: Physical and Chemical Properties

Physical State: Solid. [Granular, Pebbles to Boulders]

Color: White/Grayish White/ or Tan

Odor: Odorless.

Odor threshold: No data available.

pH: As Calcium Carbonate 8-9.

Melting point: No data available.

Boiling point: No data available

Flash point: Non-combustible.

Burning time: Not available.

Burning rate: Not available.

Evaporation rate: Not applicable.

Flammability (solid, gas): Not applicable

Lower and upper explosive (flammable) limits: Not applicable.

Vapor pressure: Not applicable.

Vapor density: Not applicable.

Relative density: > 2.0

Solubility: Insoluble in water.

Solubility in water: Not applicable

Partition coefficient: n-octanol/water: Not applicable.

Auto-ignition temperature: Not applicable.

Decomposition temperature: Not applicable.

SADT: Not available.

Viscosity: Not applicable.

Section 10: Stability and Reactivity

REACTIVITY
Product is stable and non-reactive under normal conditions of use but reacts vigorously with acids to form CO2. Ignites on contact with Fluorine.

CHEMICAL STABILITY:
Material is stable under normal conditions but reacts vigorously with acids to form CO2. Ignites on contact with Fluorine.

POSSIBILITY OF HAZARDOUS REACTIONS:
Avoid contact with strong oxidizers such as acids which will react vigorously and form CO2.

CONDITIONS TO AVOID:
Avoid generation of dusts. Avoid contact with strong oxidizers such as acids which will react vigorously and form CO2. Crushed Limestone should not be mixed or stored with Fluorine, Ammonium Salts, Aluminum, Hydrogen, Magnesium, or Acids.

INCOMPATIBLE MATERIALS:
Contact with powerful oxidizing agents such as Fluorine, Chlorine Tri-Fluoride, Manganese Trioxide, Oxygen Di-Fluoride, Ammonium Salts, Aluminum, Hydrogen, Magnesium, or Acids.

HAZARDOUS DECOMPOSITION PRODUCTS:
Silica-containing respirable dust particles may be generated if dust is generated. Limestone decomposes at 1742 degrees Farenheit to produce calcium oxide.

OTHER INFORMATION
See also additional precautions Section 5 (Fire Fighting Measures), Section 6 (Accidental Release Measures) and Section 7 (Handling & Storage).

Section 11: Toxicological Information

INFORMATION ON TOXICOLOGICAL EFFECTS

Acute toxicity: Not classified. Limestone LD50/LC50 of >6000mg/Kg (Rat, oral). Limestone is not listed by MSHA, OSHA, or IARC as a carcinogen but this product may contain trace amounts of crystalline silica, which has been classified by IARC as a carcinogenic to humans when inhaled in the form of quartz or Crystobalite.

Harmful if swallowed. May cause stomach distress, nausea, or vomiting

Irritation/Corrosion:

Skin: Not applicable.
Eyes: Not applicable.
Respiratory: May cause respiratory tract irritation.
Sensitization: Not applicable.

Carcinogenicity – May Cause Cancer
A; General Product Information:
The Occupational Safety and Health Administration (OSHA), the National Toxicology Program (NTP) and the International Agency for Research on Cancer (IARC) have not listed crushed limestone as a carcinogen.

B: Component Carcinogenicity Nuisance Dust-Crystalline Silica Dust

This product, however, may contain a constituent which is listed by IARC and NTP as carcinogen. Respirable crystalline silica in the form of quartz or cristobalite from occupational sources is listed by the International Agency for Research on Cancer (IARC) and National

Toxicology Program (NTP) as a lung carcinogen. Prolonged exposure to respirable crystalline silica has been known to cause silicosis, a lung disease, which may be disabling. While there may be a factor of individual susceptibility to a given exposure to respirable silica dust, the risk of contracting silicosis and the severity of the disease is clearly related to the amount of dust exposure and the length of time (usually years) of exposure.

Chronic Toxicity

Specific target organ toxicity – (repeated/extended exposure), Crystalline Silica is considered hazardous by inhalation. IARC has classified silica as a Group 1 substance, carcinogenic to humans. This classification is based on the findings of laboratory animal studies (inhalation and implantation) and epidemiology studies that were considered sufficient for carcinogenicity. NTP has also classified respirable crystalline silica as a known carcinogen. Excessive exposure to crystalline silica can cause silicosis, a chronic, progressive and sometimes fatal lung disease which, in turn, increases the risk of pulmonary tuberculosis infection.

Mutagenicity: There are no data available.

Reproductive Toxicity : Not applicable

Specific target organ toxicity (single exposure): Not Applicable

Specific target organ toxicity (repeated exposure)

Name	Category	Route of Exposure	Target Organs
Quartz	1	Inhalation	Respiratory tract and kidneys

Aspiration Hazard: There are no data available

INFORMATION ON LIKELY ROUTES OF EXPOSURE

Symptoms related to the physical, chemical and toxicological characteristics:

Eye contact: Limestone dust: May cause irritation through mechanical abrasion. Discomfort in the chest, shortness of breath, coughing. Adverse symptoms associated with eye contact with particle debris include the following: discomfort, excess blinking, tear production, watering, marked redness and swelling of the conjunctiva.

Inhalation: Limestone dust: May cause respiratory tract irritation. Adverse symptoms may include respiratory tract irritation and coughing. Prolonged inhalation may cause chronic health effects. This product contains crystalline silica. Prolonged or repeated inhalation of respirable crystalline silica liberated from this product can cause silicosis, a fibrosis (scarring) of the lungs, and may cause cancer.

Skin contact: Limestone dust: Adverse symptoms may include skin abrasion and redness.

Ingestion: Limestone dust: Harmful if swallowed. Adverse symptoms may include stomach distress, nausea, or vomiting.

Section 12: Ecological Information

ECOTOXICITY
Not expected to be harmful to aquatic organisms. Discharging crushed stone, sand, dust and fines into waters may increase total suspended particulate (TSP) levels that can be harmful to certain aquatic organisms.

PERSISTENCE and DEGRADABILITY
Not Applicable

BIOACCUMULATIVE POTENTIAL
Not Applicable

MOBILITY IN SOIL
Not Applicable

OTHER ADVERSE EFFECTS
No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, global warming potential) are expected from this component.

Section 13: Disposal Considerations

Recover or recycle if possible.

REGULATORY INFORMATION
Disposal must comply with all applicable federal, state and local regulations.

WASTE DISPOSAL METHODS
The generation of waste should be avoided or minimized wherever possible. Disposal of this product should comply with the applicable requirements of environmental protection and waste disposal legislation and any regional local authority applicable requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Do not allow fine particulate matter to drain into sewers/water supplies. Do not contaminate ponds, waterways or ditches with fine particulates. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe manner. Care should be taken when handling empty containers that have not been cleaned or rinsed out. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff, and contact with soil, waterways, drains and sewers. Dispose of waste materials only in accordance with applicable federal, state, and local laws and regulations.

HAZARDOUS WASTE CODE
Not Regulated. Crushed Limestone is used in many soil and construction applications, waste material does not meet the criteria of a hazardous waste as defined under the Resource Conservation And Recovery Act (RCRA), 40 CFR 261. Dispose of residual products and empty containers responsibly and lawfully.

Section 14: Transport Information

UN NUMBER
Not Applicable

UN PROPER SHIPPING NAME
Not Applicable

BASIC SHIPPING DESCRIPTION:
U.S. Department of Transportation (DOT) Highway/Rail (Bulk): Not classified
U.S. Department of Transportation (DOT) Highway/Rail (Non-bulk): Not classified

ADDITIONAL INFORMATION:

The DOT description is provided to assist in the proper shipping classification of this product and may not be suitable for all required shipping descriptions. Many local communities and jurisdictions regulate the transporting of Crushed Stone in open vehicles or trailers requiring tarps, covering, or other protections of the load.

Section 15: Regulatory Information

OSHA:
This product is considered Hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200) and should be included in employers' hazardous communication programs.

TSCA:
Crushed Limestone is not listed on TSCA (Toxic Substances Control Act) inventory, however a component Quartz (CAS 14808-60-7) is listed on the United States Toxic Substances Control Act inventory.

CERCLA:
This product in not listed as a CERCLA hazardous substance

CLEAN AIR ACT

Clean Air Act Section 112 (b): Hazardous Air Pollutants (HAPs) — Not listed
Clean Air Act Section 602: Class I Substances — Not listed
Clean Air Act Section 602: Class II Substances — Not listed

DEA

DEA List I Chemicals: (Precursor Chemicals) — Not listed
DEA List II Chemicals: (Essential Chemicals) — Not listed

SAFE DRINKING WATER ACT
Not Listed

SARA TITLE III:
Hazard categories: Immediate Hazard – No
Delayed Hazard – Yes
Fire Hazard – No
Pressure Hazard – No
Reactivity Hazard - No

Section 302:
This product is not and does not contain an Extremely Hazardous Substance
Section 311/312:
The following materials are reportable under the Tier II rules:
Crystalline Silica Quartz

Section 313:
The following TRI chemicals are present in this product:

Chemical Name	CAS No.	Wt%
None		

INTERNATIONAL REGULATIONS
Not applicable since not shipped internationally.

US STATE REGULATIONS:

California Proposition 65:
This product contains the following chemicals known to the State of California to cause cancer:

Name	CAS Number
Crystalline Silica	14808-60-7

California law requires the manufacturer to give the above warning in the absence of definitive testing to prove that the defined risks do not exist.

Massachusetts Right To Know Substance List
Crystalline Silica (Quartz) (CAS 14808-60-7)
Respirable Tridymite and Cristobalite (other forms of crystalline silica) (CAS Mixture)

New Jersey Worker and Community Right-to-Know Act
Crystalline Silica (Quartz) (CAS 14808-60-7)
Respirable Tridymite and Cristobalite (other forms of crystalline silica) (CAS Mixture)

Pennsylvania Worker and Community Right-to-Know Law
Crystalline Silica (Quartz) (CAS 14808-60-7)
Respirable Tridymite and Cristobalite (other forms of crystalline silica) (CAS Mixture

Rhode Island Right To Know Substance List
Not regulated.

Section 16: Other Information

NFPA Ratings:

Health: 1
Flammability: 0
Reactivity: 0
0 = minimal hazard, 1 = slight hazard, 2 = moderate hazard, 3 = severe hazard, 4 = extreme hazard

Capitol Aggregates Inc.
2330 North Loop 1604 West.
San Antonio, Texas 78248
(210)-871-6111

PRECAUTIONARY WARNING!
CRUSHED LIMESTONE, (SOLMS CRUSHED LIMESTONE), IS NOT A KNOWN HEALTH HAZARD. ALTHOUGH CRUSHED LIMESTONE MAY BE SUBJECTED TO VARIOUS NATURAL OR MECHANICAL FORCES THAT PRODUCE SMALL PARTICLES (DUST), WHICH MAY CONTAIN RESPIRABLE CRYSTALLINE SILICA (PARTICLES LESS THAN 10 MICROMETERS IN AERODYNAMIC DIAMETER).REPEATED INHALATION OF RESPIRABLE CRYSTALLINE SILICA (QUARTZ) MAY CAUSE DAMAGE TO LUNGS THROUGH PROLONGED OR REPEATED EXPOSURE AND MAY CAUSE SILICOSIS A FORM OF LUNG CANCER. DO NOT USE PRODUCT FOR SAND BLASTING. BLASTING BREAKS DOWN NATURAL SILICA AND CREATES FRESHLY FRACTURED RESPIRABLE CRYSTALLINE SILICA WHICH MAY LEAD TO SILICA-RELATED DISEASE IN PERSONS EXPOSED AT LEVELS EXCEEDING OCCUPATIONAL EXPOSURE LIMITS. BEFORE USING, ALSO READ THE SAFETY DATA SHEET FOR THIS PRODUCT FOUND AT **WWW.CAPITOLAGGREGATES.COM.**

KEEP OUT OF THE REACH OF CHILDREN (Poison Control No. 1-800-222-1222)

Product Identifier:
SOLMS CRUSHED LIMESTONE
CAS NO. N/A

Hazard Statement **DANGER**
Harmful if swallowed. May cause damage to lungs with prolonged or repeated exposure (inhalation). May cause cancer, (inhalation).

CAPITOL AGGREGATES INC

ABBREVIATIONS

ACGIH	American Conference of Governmental Industrial Hygienists
CAS	Chemical Abstract Service
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
DOT	Department of Transportation
IARC	International Agency for Research on Cancer
m^3	Cubic meter
mg	Milligram
SDS	Safety Data Sheet (formerly known as MSDS)
MSHA	Mine Safety and Health Administration
N/A	Not applicable
NFPA	National Fire Protection Association
NIOSH	National Institute for Occupational Safety and Health
NTP	National Toxicology Program
OSHA	Occupational Safety and Health Administration
PEL	Permissible Exposure Limit
PPE	Personal Protective Equipment
RQ	Reportable Quantity
TLV	Threshold Limit Value
TRI	Toxic Release Inventory
TSCA	Toxic Substance Control Act

NOTE: This SDS attempts to describe as accurately as possible the potential exposures associated with normal use of this product. Health and safety precautions on this data sheet may not be adequate for all individuals and/or situations. Users have the responsibility to evaluate and use this product safely and to comply with all applicable environmental, health, and safety laws and regulations.

Prepared in August 2015
Supersedes any and all previous versions (extensive revisions were made)

Disclaimer of Warranty:

While the information provided herein is believed to provide a useful summary of the hazards of different types of Crushed Limestone designated above as commonly used, this SDS cannot anticipate and provide all of the information that might be needed by every individual in every situation. Inexperienced users should obtain proper training prior to using any Crushed Limestone product and no one should use any Crushed Limestone product without following all applicable safety laws and regulations related to its storage, handling, use and disposal and without first understanding the potential hazards of Crushed Limestone. This SDS does not cover such potential hazards.

The information provided in this SDS is believed by Capitol Aggregates, Inc. to be accurate at the time it was prepared or it was prepared from sources then believed to be reliable. It is the

responsibility of the user independently to investigate and understand other pertinent sources of information and to comply with all laws, regulations and procedures applicable to the safe storage, handling, use and disposal of Crushed Limestone. It is also the responsibility of the user to independently determine the suitability or fitness of any of the products covered by this SDS for their intended uses.

CAPITOL AGGREGATES, INC. MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, BY OR THROUGH THIS SDS CONCERNING THE PRODUCTS COVERED HEREBY OR THEIR FITNESS FOR ANY PARTICULAR USE. LIKEWISE CAPITOL AGGREGATES, INC. MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET FORTH HEREIN. THE PROVISION OF THE SUCH INFORMATION IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS LEGAL OR OTHER ADVICE, OR AS ENSURING COMPLIANCE WITH ANY PARTICULAR LAWS AND REGULATIONS.

CAPITOL AGGREGATES INC

Dear Customer

Whether you are a long term customer or a new contractor, we would like to thank you for purchasing Capitol Aggregates Products. We are a Texas owned Company and produce all of our products in the State of Texas. This Safety Data Sheet (SDS), provided for the product you purchased or intend to use is a revision and replaces any previous versions formerly known as Material Safety Data Sheets or (MSDS). We are providing you this SDS as required by the Mine Safety & Health Administration's (MSHA), or the Occupational Safety & Health Administration, OSHA, and any applicable State Right-To –Know laws. The requirements applicable to the OSHA and MSHA Hazard Communication Standards can be found at 29 CFR 1910.1200 for OSHA and 30 CFR 47 for MSHA.

It is an important responsibility for you as a customer or contractor to communicate this information to your employees, customers, and contractors who may use, contact, or be exposed to this product. It is also an important consideration and responsibility for you to follow any applicable laws that require you to forward a copy of this SDS to your customers or end users. Please direct this SDS to the person responsible for safety and health compliance at your company as they may be able to assist you with any of the necessary requirements. If you need additional copies or have questions about this SDS please contact 210-871-6111, or visit us at www.capitolaggregates.com .

Spanish language versions will be available in the near future at www.capitolaggregates.com .

Sincerely

Chuck Ross
Director of Safety

EXPLANATION OF MAP UNITS

Humid climate region (>30 inches (in.) average annual precipitation)

Dry climate region (≤30 in. average annual precipitation)

Approximate maximum extent of Pleistocene ice

Humid Climate Karst

Carbonate rocks at or near the land surface

Carbonate rocks buried beneath <300 feet (ft) of insoluble sediments

Carbonate rocks buried beneath ≤50 ft of glacially derived insoluble sediments

Carbonate rocks buried beneath >50 ft of glacially derived insoluble sediments

Unconsolidated calcareous or carbonate rocks at or near the land surface

Unconsolidated calcareous or carbonate rocks buried beneath <300 ft of insoluble sediments

Evaporite rocks at or near the land surface

Evaporite rocks buried beneath ≤50 ft of glacially derived insoluble sediments

Evaporite rocks buried beneath >50 ft of glacially derived insoluble sediments

Quartz sandstone buried beneath ≤50 ft of glacially derived insoluble sediments

Quartz sandstone buried beneath >50 ft of glacially derived insoluble sediments

The Value-Undermining Effects of Rock Mining on Nearby Residential Property: A Semiparametric Spatial Quantile Autoregression*

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This Draft: August 15, 2017

Abstract

Rock mining operations, including limestone and gravel production, have considerable adverse effects on residential quality of life due to elevated noise and dust levels resulting from dynamite blasting and increased truck traffic. This paper provides the first estimates of the effects of rock mining—an environmental disamenity—on local residential property values. We focus on the relationship between a house's price and its distance from nearby rock mine. Our analysis studies Delaware County, Ohio which, given its unique features, provides a natural environment for the valuation of property-value-suppressing effects of rock mines on nearby houses. We improve upon the conventional approach to valuating adverse effects of environmental disamenities based on hedonic house price functions. Specifically, in a pursuit of robust estimates, we develop a novel (semiparametric) partially linear spatial quantile autoregressive model which accommodates unspecified nonlinearities, distributional heterogeneity as well as spatial dependence in the data. We derive the consistency and normality limit results for our estimator as well as propose a consistent model specification test. We find statistically and economically significant property-value-suppressing effects of being located near an operational rock mine which gradually decline to insignificant near-zero values at a roughly ten-mile distance. Our estimates suggest that, all else equal, a house located a mile closer to a rock mine is priced, on average, at about 2.3–5.1% discount, with more expensive properties being subject to larger markdowns.

Keywords: Environmental Disamenity, Hedonic Model, Partially Linear, Quantile Regression, Rock Mines, SAR, Semiparametric, Spatial Lag

JEL Classification: C14, C21, R30, Q51

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1 Introduction

This paper provides the first estimates of the effects of rock mining—an environmental disamenity—on local residential property values. Rock mining operations, including limestone rock blasting and gravel mining, have considerable adverse effects on residential quality of life primarily due to elevated noise and dust levels resulting from blasting and increased truck traffic. Exacerbating matters, residential building activity and rock mining are also both pro-cyclical. Further, mining operations naturally seek to minimize their transportation costs by locating closer to their consumers in populated areas (Jaeger, 2006) thus increasing opportunities for opposition from local homeowners and citizen groups due to negative externalities associated with the former.

To valuate the effects of rock mining, we estimate Rosen's (1974) first-stage hedonic house price gradient which has long been used to estimate implicit prices of non-marketable local public goods or, as in our case, public bads from the housing market data. To this end, we focus on the relationship between a house's price and its distance from nearby rock mine. This distance effectively represents environmental amenity/quality, with better quality occurring at farther distances from mines as customarily presumed in hedonic studies. Our analysis focuses on Delaware County, Ohio which, given its unique features, provides a natural environment for the valuation of property-value-suppressing effects (if any) of rock mines on nearby houses. According to the U.S. Census Bureau, Delaware County has been among the two fastest growing counties in the state for the past twenty years. At the same time, given its geology, the county has rich limestone formations that have long been exploited as surface mines.[1] Consequently, residential and commercial expansion in the county has been in conflict with traditional land uses: farming and, especially, rock mining.

In our analysis, we seek to improve upon the conventional approach to valuating adverse effects of environmental disamenities based on hedonic house price functions. Specifically, in a pursuit of robust estimates of property-value effects of rock mines located in the vicinity of residential real estate, we estimate a house valuation function via novel (semiparametric) partially linear spatial quantile autoregressive model. The motivation for developing our model is threefold.

First, our partially linear model allows the distance from a house to nearby rock mine to enter the hedonic house price function in a completely unspecified nonparametric fashion thereby accommodating any potential nonlinearities in the relationship between property values and disamenity. This constitutes a significant improvement over prior studies most of which assume linearity and hence a constant marginal effect of the environmental disamenity on house prices. Few exceptions in earlier work include Harrison & Rubenfeld (1978), Kohlhase (1991), Leggett & Bockstael (2000), Hite et al. (2001), Cohen & Coughlin (2008) and Zabel & Guignet (2012) who model the disamenity quadratically, logarithmically or as a series of range-based dummy variables. In contrast to the latter studies, ours however does not assume the form of nonlinearity *a priori* and instead lets the data determine the nature of functional dependence between the distance to rock mine and house prices. Furthermore, by having the price of a house vary with its distance to mine nonparametrically, one no longer needs to *pre*specify the distance threshold beyond which the disamenity is presumed to have a zero effect on property values. Motivated by the argument that the effects of local disamenities are *local* in nature, the latter is usually done by fixing a spatial radius around a given disamenity thereby defining a circular area to be included in the analysis (e.g., Nelson et al., 1992; Reichert et al., 1992; Hite et al., 2001). In practice, the need to prespecify the radius is oftentimes dictated by the fact that one is more likely to find counterintuitive results if "irrelevant" data from far distances are included in the estimation of a parametric model that inherently cannot accommodate unknown nonlinearities in the property-value effects of disamenities, unless correctly

[1]Source: Ohio Department of Natural Resources.

prespecified. Our model is far more robust to this problem since it assumes no particular form of nonlinearity in the relationship between property values and disamenity.

Second, it is well-known in the real estate literature that environmental disamenities are likely to have heterogeneous impacts on residential property values with larger effects expected in more expensive upscale neighborhoods and more modest effects in less expensive areas (e.g., Reichert et al., 1992; Gayer, 2000). Nonetheless, virtually all earlier attempts at measuring the impact of environmental disamenities on property values have done so by estimating a hedonic house price function at the conditional *mean*. Such an approach delivers the marginal effect on the average house price, which can be rather uninformative from a policy perspective even after controlling for neighborhood characteristics because an "average" may not be representative of actual properties within the same locality, especially in the presence of thick tails of the house price distribution. In order to accommodate heterogeneous effects, we therefore assess the property-value impact of rock mines at different conditional *quantiles* of the house price distribution. We accomplish the latter by estimating a quantile regression model which, besides being more robust to the error distributions including the presence of outliers, allows for *distributional* heterogeneity of the effects of rock mines on property values.

Third, our model explicitly allows for spatial dependence in property values. By estimating a spatially autoregressive hedonic price function, we are able to indirectly control for *unobserved* neighborhood characteristics and shared local amenities (e.g., parks, playgrounds, traffic, air quality, crime, etc.) that affect property values. The spatial lag measuring the average price of neighboring houses serves as a good proxy for these unobserved neighborhood-wide attributes because, owing to their shared nature, they are also priced into the *observed* values of neighboring properties. While these characteristics can be partly controlled for using locality fixed effects, such an approach may be unsatisfactory since it does not let characteristics of neighboring houses affect the price of a given house (Anselin & Lozano-Gracia, 2009). However, by including the spatial lag in a hedonic house pricing function, we are able to accommodate such cross-neighbor effects as can be seen from a reduced form of our model whereby the conditional quantile of house price depends not only on its own attributes but also on its neighbors'. Perhaps more importantly, the spatial lag also contains information about (and thus can proxy for) unobserved *property*-specific attributes such as curb appeal because a given property's value, which is already reflective of its unobserved characteristics, affects its neighboring house's price through the "sales comparison approach" to a real estate appraisal whereby real estate agents base their appraisals of properties on the sale price information for houses in the neighborhood (see the references in Small & Steimetz, 2012). Thus, our spatially autoregressive hedonic model is significantly more robust to the omitted variable bias problem, which the overwhelming majority of housing-market-based valuations of adverse effects of environmental disamenities suffer from (Chay & Greenstone, 2005; Bajari et al., 2012). Prior papers that have also employed spatial hedonic models are largely limited to Gawande & Jenkins-Smith (2001), Brasington & Hite (2005) and Cohen & Coughlin (2008) although, unlike us, these studies of environmental disamenities focus on more restrictive parametric conditional mean models.

Our econometric model itself is a stand-alone contribution to the literature. It constitutes a practically useful fusion of semi/nonparametric quantile methods with models of spatial dependence. While the econometric literature has recently seen a rapid development in the theory of nonparametric estimation of quantile models (e.g., He & Shi, 1996; Yu & Jones, 1998; He & Liang, 2000; Lee, 2003; Honda, 2004; Kim, 2007), most such papers however do not allow endogenous explanatory variables as well as rule out any cross-sectional dependence by focusing on the case of *i.i.d.* data. In this paper, we consider quantile regression in the presence of endogeneity-inducing spatial dependence in the outcome variable. Our model nests several special cases that have been

studied in the literature with Su & Yang (2011) and Su & Hoshino (2016) being the two most closely related papers [see Section 2 for more discussion]. Building on Chernozhukov & Hansen (2006), we propose estimating our model via a two-step nonparametric sieve instrumental variable (IV) quantile estimator. Under fairly mild regularity conditions, we show that our estimator is consistent and asymptotically normal. Furthermore, given that our partially linear model nests a more traditional *fully* linear spatial autoregressive model as a special case, one may naturally wish to formally discriminate between the two. To do so, we propose a bootstrap model specification test statistic which provides a vehicle for testing for a fully parametric specification of the spatial autoregression as well as an overall relevancy of some covariates in the model. The motivation for our test statistic comes from Ullah's (1985) nonparametric likelihood-ratio test formulated for a conditional mean model[2] which we extend to the quantile framework along the lines of Koenker & Machado (1999). We show the proposed is a consistent test.

We find statistically and economically significant property-value-suppressing effects of being located near an operational rock mine which gradually decline to insignificant near-zero values at a roughly ten-mile distance. For residential property in the middle of the price distribution, our estimates suggest that, all else equal, a house located a mile closer to a rock mine is predicted to be priced, on average, at about 3.1% discount. The analogous average discounts for houses in the first and third quartiles of price distribution are around 2.3 and 3.4%, respectively. For upscale property in the 0.95th quantile, it is at an astounding 5.1%. As a back-of-the-envelope welfare calculation, the above discount estimates imply the average loss in property value associated with the house being located a mile closer to a rock mine ranging from \$3,691 to \$10,970 for houses within the interquartile range of price distribution. For more expensive neighborhoods in the 0.95th quantile, such losses can be, on average, as high as \$28,410. Applying the estimated statistically significant discounts to house prices at each observation lying within a 10-mile radius from the mine to predict an increase in each property's value if it were moved from its actual location to a (counterfactual) 10-mile distance from the mine, we find the aggregate property value loss associated with rock mining in the area to be \$68.4 million at the median. Overall, using our specification test, we find that the proximity to rock mines *does* matter for residential property values.

The rest of the paper unfolds as follows. We first introduce our econometric model in Section 2, where we outline a two-step estimation methodology for it as well as provide its large-sample statistical properties. Section 3 presents a model specification test. (We study the finite-sample performance of our proposed estimator and the test statistic in a small set of Monte Carlo simulations in Appendix B.) We discuss the data in Section 4. The empirical results are reported in Section 5. Section 6 concludes.

2 A Partially Linear Spatial Quantile Autoregression

Following Jenish & Prucha (2012) and Qu & Lee (2015), we study spatial processes located on a (possibly) uneven lattice space $D \subseteq R^d$ for some $d \geq 1$. Let $\mathcal{Z}_n = \{(y_{i,n}, \mathbf{x}_{i,n}, \mathbf{z}_{i,n}, u_{i,n}, \varepsilon_{i,n}) : \boldsymbol{l}(i) \in D_n, n \geq 1\}$ be a triangular array of random fields defined on a probability space $(\Omega, \mathcal{F}, P)$ with $D_n \subset D$, where D_n is a finite subset of D, and $\boldsymbol{l}(i)$ refers to the location of the ith spatial unit in D, which is equipped with some distance metric $\varrho(i,j)$. For instance, we can let $\varrho(i,j) = \|\boldsymbol{l}(i) - \boldsymbol{l}(j)\|$ be a Euclidean distance between location $\boldsymbol{l}(i)$ and $\boldsymbol{l}(j)$. Also, let $|U|$ denote the cardinality of a finite subset $U \subset D$. We consider the increasing domain asymptotics as described in the following assumption.

[2] Also see Fan et al. (2001) and Lee & Ullah (2003).

Assumption 1 *The lattice D is infinitely countable with $|D_n| = n$, and $\varrho(i,j) > \varrho_0 > 0$ for any $i \neq j$.*

We consider the following PLSQAR model for a given quantile index τ:

$$y_{i,n} = \rho_{\tau,0} \sum_{j \neq i} w_{ij,n} y_{j,n} + \mathbf{x}_{i,n}' \boldsymbol{\beta}_{\tau,0} + \alpha_{\tau,0}(\mathbf{z}_{i,n}) + u_{i,n} \quad \forall\, \tau \in (0,1), \tag{2.1}$$

where $y_{i,n}$ is the (scalar) outcome variable of interest; $\mathbf{x}_{i,n}$ and $\mathbf{z}_{i,n}$ are $d_x \times 1$ and $d_z \times 1$ vectors of exogenous covariates, respectively; $\sum_{j \neq i} w_{ij,n} y_{j,n}$ is the endogeneity-inducing spatial lag with $w_{ij,n}$ being the (i,j)-th element of an $n \times n$ non-stochastic spatial weighting matrix $\mathbf{W}_n$ such that $w_{ii,n} = 0$ for all i and $\max_{1 \leq i \leq n} |\lambda_i \{\mathbf{W}_n\}| \leq 1$ where $\lambda_i\{\mathbf{A}\}$ is the ith eigenvalue of some $n \times n$ matrix $\mathbf{A}$; $\rho_{\tau,0} \in (-1,1)$ is a scalar varying spatial lag parameter function; $\boldsymbol{\beta}_{\tau,0}$ is a $d_x \times 1$ vector of constant slope parameters; and $\alpha_{\tau,0}(\cdot)$ is a scalar nonparametric function of $\mathbf{z}_{i,n}$. For identification purposes, $\mathbf{x}_{i,n}$ is assumed to include non-constant regressors only, and hence function $\alpha_{\tau,0}(\cdot)$ subsumes a traditional constant intercept parameter. Therefore, we refer to $\alpha_{\tau,0}(\cdot)$ as the "intercept function". Lastly, $u_{i,n}$ is the quantile error term such that

$$\Pr[u_{i,n} \leq 0 | \mathbf{X}_n, \mathbf{Z}_n, \mathbf{M}_n] = \tau \quad \text{a.s.} \quad \forall\, i = 1, \ldots, n, \tag{2.2}$$

where $\mathbf{X}_n = (\mathbf{x}_{1,n}, \ldots, \mathbf{x}_{n,n})'$ and $\mathbf{Z}_n = (\mathbf{z}_{1,n}, \ldots, \mathbf{z}_{n,n})'$ are $n \times d_x$ and $n \times d_z$ data matrices, respectively; and $\mathbf{M}_n = (\mathbf{m}_{1,n}, \ldots, \mathbf{m}_{n,n})'$ is an $n \times d_m$ instrument matrix with $\mathbf{m}_{i,n}$ being a $d_m \times 1$ vector of valid instruments for the endogenous spatial lag $\sum_{j \neq i} w_{ij,n} y_{j,n}$.

Letting $\mathbf{y}_n = (y_{1,n}, \ldots, y_{n,n})'$ and $\mathbf{u}_n = (u_{1,n}, \ldots, u_{n,n})'$, we can rewrite our model (2.1) in the matrix form as follows

$$\mathbf{y}_n = \rho_{\tau,0} \mathbf{W}_n \mathbf{y}_n + \mathbf{X}_n \boldsymbol{\beta}_{\tau,0} + \boldsymbol{\alpha}_{\tau,0}(\mathbf{Z}_n) + \mathbf{u}_n, \tag{2.3}$$

where $\boldsymbol{\alpha}_{\tau,0}(\mathbf{Z}_n) = (\alpha_{\tau,0}(\mathbf{z}_{1,n}), \ldots, \alpha_{\tau,0}(\mathbf{z}_{n,n}))'$. From (2.3), it is evident that, by assuming that the eigenvalues of $\mathbf{W}_n$ do not exceed one in absolute magnitude[3] and that the spatial lag parameter lies within the unit circle, we ensure the non-singularity of $\mathbf{I}_n - \rho_{\tau,0}\mathbf{W}_n$ necessary to guarantee the existence of the reduced form for our model:

$$\mathbf{y}_n = [\mathbf{I}_n - \rho_{\tau,0}\mathbf{W}_n]^{-1} \left(\mathbf{X}_n \boldsymbol{\beta}_{\tau,0} + \boldsymbol{\alpha}_{\tau,0}(\mathbf{Z}_n) + \mathbf{u}_n \right). \tag{2.4}$$

The appeal of our proposed semiparametric PLSQAR model in (2.1) is at least two-fold. First, not only does it accommodate heterogeneity in the spatial relationship by allowing some covariates in the model (namely, $\mathbf{z}_{i,n}$) to affect the outcome variable in a completely unspecified way thereby admitting any potential unit-specific nonlinearities but it also allows for *distributional* heterogeneity of the effects of $\mathbf{X}_n$ and $\mathbf{Z}_n$ on $\mathbf{y}_n$. The latter is accomplished by separate measurements of the spatial relationship at different points of a response distribution. Second, unlike more conventional conditional mean models of spatial dependence, our quantile model is more robust to the error distributions including the presence of outliers.

Model (2.1) nests several special cases of quantile regressions that have been studied in the literature. Perhaps, the two most closely related models are those by Su & Yang (2011) and Su & Hoshino (2016). Specifically, if nonparametric intercept function $\alpha_{\tau,0}(\cdot)$ does not vary with $\mathbf{z}_{i,n}$ and is constant for any given quantile index τ, i.e., when $\alpha_{\tau,0}(\mathbf{z}_{i,n}) = \alpha_{\tau,0}$ for all $\mathbf{z}_{i,n}$, our model becomes a (more restrictive) *fully* parametric linear spatial quantile autoregression (SQAR) considered by

[3] Which is satisfied if one standardizes a raw spatial weighting matrix by dividing all of its elements by its largest eigenvalue in absolute value.

Su & Yang (2011). On the other hand, our model can also be viewed as a special case of Su & Hoshino's (2016) varying-coefficient quantile regression where all parameter functions, except for the intercept, are forced to be constant. However, while their model also features endogenous regressors, it rules out any cross-sectional dependence by focusing on the case of *i.i.d.* data. In contrast, our PLSQAR model relaxes the *i.i.d.* assumption by allowing the spatial dependence in $\mathbf{y}_n$. In the case when the outcome variable exhibits no spatial dependence and hence $\rho_{\tau,0} = 0$, our model is no longer subject to endogeneity and essentially becomes an ordinary partially linear quantile regression which has been rather extensively studied for *i.i.d.* data (e.g., He & Shi, 1996; He & Liang, 2000; Lee, 2003). If one further restricts $\boldsymbol{\beta}_{\tau,0} = \mathbf{0}_{d_x}$, the model collapses to a fully nonparametric quantile regression studied by Yu & Jones (1998). In case of exogenous regressors only, some other closely related models include a varying coefficient quantile regression studied by Honda (2004) and Kim (2007) for *i.i.d.* data and Cai & Xu (2008) for the time-series case.

2.1 Sieve IV Quantile Estimator

Our estimation strategy relies on Chernozhukov & Hansen's (2006) idea whereby the solution to the instrument-based quantile restriction (2.2) is essentially equivalent to the search for $\left(\rho_{\tau,0}, \boldsymbol{\beta}'_{\tau,0}, \alpha_{\tau,0}(\mathbf{z}_{i,n})\right)'$ such that zero is the solution to the usual quantile regression of $y_{i,n} - \rho_{\tau,0}\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathbf{x}'_{i,n}\boldsymbol{\beta}_{\tau,0} - \alpha_{\tau,0}(\mathbf{z}_{i,n})$ on exogenous $(\mathbf{x}_{i,n}, \mathbf{z}_{i,n}, \mathbf{m}_{i,n})$, i.e.,

$$0 \in \arg\min_{f\in\mathcal{H}} \mathbb{E}\left[\zeta_\tau\left\{\left(y_{i,n} - \rho_{\tau,0}\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathbf{x}'_{i,n}\boldsymbol{\beta}_{\tau,0} - \alpha_{\tau,0}(\mathbf{z}_{i,n})\right) - f(\mathbf{x}_{i,n}, \mathbf{z}_{i,n}, \mathbf{m}_{i,n})\right\}\right], \tag{2.5}$$

where $\zeta_\tau\{u\} \equiv u(\tau - \mathbb{1}\{u < 0\})$ for some $u \in R$ is the so-called "check function" with $\mathbb{1}\{\cdot\}$ being the indicator function, and $f(\cdot) \in \mathcal{H}$ is some measurable function.

Chernozhukov & Hansen (2006) pioneered this "instrumental variable quantile regression" approach for a parametric (fully linear) constant-coefficient model. Recently, it has been extended to a broader class of semiparametric varying-coefficient models by Su & Hoshino (2016). Both papers however assume *i.i.d.* data, which is certainly *not* the case in our paper given the spatial dependence in $\mathbf{y}_n$. We show that, under some regularity conditions, the approach nonetheless remains valid even for the spatial data. Different from Su & Yang (2011) who study the fully parametric special case of our model, we do so using the Law of Large Numbers (LLN) and Central Limit Theorem (CLT) for spatial near-epoch dependent (NED) processes derived in Jenish & Prucha (2012). In what follows, we outline the estimation methodology for our PLSQAR model. The asymptotic results along with the necessary assumptions to support them are discussed in Section 2.2.

We approximate unknown nonparametric function using sieves [for an excellent review of the sieve methods, see Chen (2007)]. Specifically, let $\{\phi_1(\cdot), \phi_2(\cdot), \ldots\}$ be a sequence of B-spline series (or the tensor product thereof). Then, for each z, we approximate the unknown intercept function $\alpha_{\tau,0}(z)$ by $\boldsymbol{\phi}_{L_n}(z)'\mathcal{A}_{\tau,0}$ where, for any integer $\kappa > 0$, we denote a $\kappa \times 1$ vector of known basis functions $\boldsymbol{\phi}_\kappa(u) = (\phi_1(u), \ldots, \phi_\kappa(u))'$, and the unknown parameter vector $\mathcal{A}_{\tau,0}$ is of dimension L_n. Hence, we can now rewrite our model in (2.1) as follows

$$y_{i,n} \approx \rho_{\tau,0}\sum_{j\neq i} w_{ij,n}y_{j,n} + \mathbf{x}'_{i,n}\boldsymbol{\beta}_{\tau,0} + \boldsymbol{\phi}_{L_n}(\mathbf{z}_{i,n})'\mathcal{A}_{\tau,0} + u_{i,n} \quad \forall\, \tau \in (0,1). \tag{2.6}$$

Following Chernozhukov & Hansen (2006), we also restrict $\mathcal{H}$ to the following class of linear functions:

$$\mathcal{H} = \left\{f(\mathbf{x}_{i,n}, \mathbf{z}_{i,n}, \mathbf{m}_{i,n}) = \mathbf{m}'_{i,n}\gamma\right\}, \tag{2.7}$$

where γ is a $d_m \times 1$ vector of constant parameters.

The sample counterpart of the objective function in the population instrumental variable quantile regression (2.5) then takes the following form:

$$\mathbb{Q}_{n,\tau}(\rho, \beta, \mathcal{A}, \gamma) \equiv \frac{1}{n}\sum_{i=1}^{n} \zeta_\tau \left\{ y_{i,n} - \rho \sum_{j \neq i} w_{ij,n} y_{j,n} - \mathbf{x}_{i,n}'\beta - \phi_{L_n}(\mathbf{z}_{i,n})' \mathcal{A} - \mathbf{m}_{i,n}'\gamma \right\}. \tag{2.8}$$

Based on the rationale behind (2.5), one is to expect the estimate of γ_τ to be close to zero when the estimate of $\left(\rho_{\tau,0}, \beta_{\tau,0}', \alpha_{\tau,0}(\cdot)\right)'$ is close to the true population value. Building on this intuition, we can estimate unknown $\left(\rho_{\tau,0}, \beta_{\tau,0}', \alpha_{\tau,0}(\cdot)\right)'$ in two steps.

Step 1. For a given value of ρ, we estimate the usual quantile regression of $\dot{y}_{i,n}(\rho) \equiv y_{i,n} - \rho \sum_{j \neq i} w_{ij,n} y_{j,n}$ on exogenous covariates $\mathcal{X}_{i,n} = \left(\mathbf{x}_{i,n}', \mathbf{m}_{i,n}', \phi_{L_n}(\mathbf{z}_{i,n})'\right)'$ to obtain the "profiled" estimates of $\theta_{\tau,0}(\rho) = \left(\beta_{\tau,0}(\rho)', \gamma_{\tau,0}(\rho)', \mathcal{A}_{\tau,0}(\rho)'\right)'$:

$$\widehat{\theta}_\tau(\rho) = \underset{\theta(\rho) \in \Theta}{\arg\min} \frac{1}{n}\sum_{i=1}^{n} \zeta_\tau \left\{ \dot{y}_{i,n}(\rho) - \mathcal{X}_{i,n}'\theta(\rho) \right\}, \tag{2.9}$$

where $\theta_{\tau,0}(\rho)$ is an interior point of Θ, a compact subset of $R^{1+d_x+d_m+L_n}$, and is the unique solution to the population counterpart of (2.9):

$$\theta_{\tau,0}(\rho) = \underset{\theta_0(\rho) \in \Theta}{\arg\min}\ \mathbb{E}\left[\zeta_\tau \left\{ \dot{y}_{i,n}(\rho) - \mathcal{X}_{i,n}'\theta_0(\rho) \right\}\right]. \tag{2.10}$$

Step 2. We minimize the weighted norm of $\widehat{\gamma}_\tau(\rho)$ estimated in the first step with respect to ρ to obtain our estimator of $\rho_{\tau,0}$:

$$\widehat{\rho}_\tau = \underset{\rho}{\arg\min}\ \widehat{\gamma}_\tau(\rho)' \mathbf{V}_n \widehat{\gamma}_\tau(\rho), \tag{2.11}$$

where $\mathbf{V}_n$ is some $d_m \times d_m$ symmetric positive-definite weighting matrix. Correspondingly, the estimators of $\beta_{\tau,0}$ and $\mathcal{A}_{\tau,0}$ are respectively given by

$$\widehat{\beta}_\tau = \widehat{\beta}_\tau(\widehat{\rho}_\tau) \quad \text{and} \quad \widehat{\mathcal{A}}_\tau = \widehat{\mathcal{A}}_\tau(\widehat{\rho}_\tau). \tag{2.12}$$

Hence, for any given $\mathbf{z}$, the sieve estimator of the unknown intercept function $\alpha_{\tau,0}(\mathbf{z})$ is

$$\widehat{\alpha}_\tau(\mathbf{z}) = \phi_{L_n}(\mathbf{z})' \widehat{\mathcal{A}}_\tau. \tag{2.13}$$

The implementation of our estimator warrants three remarks. First, assuming that $\mathbf{x}_{i,n}$ and $\mathbf{z}_{i,n}$ are strictly exogenous and relevant, a selection of linearly independent variables from $\mathbf{W}_n\mathbf{X}_n, \mathbf{W}_n\mathbf{Z}_n, \mathbf{W}_n^2\mathbf{X}_n, \mathbf{W}_n^2\mathbf{Z}_n, \ldots$ provides a set of good instruments for the endogenous spatial lag $\mathbf{W}_n\mathbf{y}_n$. Since we only seek to obtain a consistent nonparametric IV estimator without pursuing optimality, we use $\mathbf{m}_{i,n} = \left[(\mathbf{W}_n\mathbf{X}_n)_i', (\mathbf{W}_n\mathbf{Z}_n)_i'\right]'$ as our instruments, having removed any redundant terms, where $(\mathbf{W}_n\mathbf{A})_i = \sum_{j \neq i} w_{ij,n} a_j$ for $\mathbf{A} = \mathbf{X}_n, \mathbf{Z}_n$. Second, the outlined two-step estimation methodology can be operationalized in the form of a grid search or, alternatively, both steps can be estimated jointly via an automatic numerical search. In either case, it is imperative to impose appropriate box constraints on ρ to ensure that it lies within the unit circle. Third, in the second-step estimation,

an obvious practical choice for $\mathbf{V}_n$ is an identity matrix, as suggested by Chernozhukov & Hansen (2006) and Su & Yang (2011). In fact, when $d_m = 1$ and our model is exactly identified, we can show that the limiting distribution of our estimator is expectedly invariant to the choice of $\mathbf{V}_n$. In the case of an over-identified model, one however could improve asymptotic efficiency by weighing $\widehat{\gamma}_\tau(\rho)$ using the inverse of its asymptotic covariance matrix, which obviously would first need to be consistently estimated. For tractability purposes, in our paper we set $\mathbf{V}_n = \mathbf{I}_{d_m}$.

2.2 Asymptotic Properties

The derivation of limit results for our proposed estimator requires the following assumptions.

Assumption 2 *(i) $\{(\mathbf{x}_{i,n}, \mathbf{z}_{i,n})\}$ is non-stochastic and uniformly bounded in absolute values; (ii) $u_{i,n} = b_{i,n}(\mathbf{X}_n, \mathbf{Z}_n, \boldsymbol{\varepsilon}_n)$ is a function of $\mathbf{X}_n$, $\mathbf{Z}_n$ and $\boldsymbol{\varepsilon}_n$ such that $\Pr(u_{i,n} \leq 0) = \tau$ holds almost surely for all i, and $\boldsymbol{\varepsilon}_n = (\varepsilon_{1,n}, \ldots, \varepsilon_{n,n})$ is an $n \times 1$ vector of errors with uniformly bounded variances; (iii) $\{u_{i,n}, \boldsymbol{l}(i) \in D_n\}$ is uniformly L_2-NED on $\{\varepsilon_{j,n}, \boldsymbol{l}(i) \in D_n\}$ with the NED coefficients of $\psi(s) = O(s^{-\varsigma})$ for some $\varsigma > d$, and the α-mixing coefficients of $\{\varepsilon_{i,n}\}$ satisfy $\alpha(k,l,r) \leq (k+l)^v \widehat{\alpha}(r)$ for some $v \geq 0$ and $\sum_{r=1}^{\infty} r^{d(v+1)-1}\widehat{\alpha}(r) < \infty$, where the NED concept is defined over $\mathcal{F}_{i,n}(s) = \sigma(\varepsilon_{j,n}, \boldsymbol{l}(j) \in D_n, \varrho(i,j) \leq s)$, the smallest σ-field generated by $\{\varepsilon_{i,n}\}$ located in the s-neighborhood of the spatial unit i.*

Assumption **2(i)**, also used by Qu & Lee (2015), permits a simple exposition of our assumptions without loss of generality and can be relaxed to allow stochasticity with bounded moment conditions. Under Assumption **2(ii)**–**(iii)**, $\{u_{i,n}, \boldsymbol{l}(i) \in D_n\}$ is a weakly dependent spatial process with heteroskedasticity. To conserve space, we refer the reader to Jenish & Prucha (2009, 2012) for definition of the spatial α-mixing and NED process including $\alpha(k,l,r)$ and $\widehat{\alpha}(r)$. Since $\mathbf{X}_n$ and $\mathbf{Z}_n$ are non-stochastic, the stochastic property of $u_{i,n}$ is determined solely by its location $\boldsymbol{l}(i)$ and a nonlinear moving average of $\boldsymbol{\varepsilon}_n$. According to Jenish & Prucha (2012), Assumption **2(iii)** holds if $\max_{1\leq i\leq n} \mathbb{E}[\varepsilon_{i,n}^2] < M < \infty$ and the overall contributions (i.e., weights) of $\{\varepsilon_{i,n}\}$ in absolute values are ignorable among far-away spatial units. The convergence speeds of the mixing coefficients and the NED coefficients to zero are the same as those in Jenish (2016).

To see the validity of Assumption **2(iii)**, consider an example of $u_{i,n} = \sigma_{i,n}\varepsilon_{i,n}$, where $\{\varepsilon_{i,n}\}$ is an *i.i.d.* error with finite variance and $\sigma_{i,n} = \lambda_0 + \lambda_1 \sum_{j\neq i} w_{ij,n} y_{j,n} + \mathbf{x}_{i,n}'\boldsymbol{\lambda}_2 + \lambda_3(\mathbf{z}_{i,n})$. Combining with (2.3)–(2.4), we have that

$$\boldsymbol{\sigma}_n = \lambda_0 \mathbf{i}_n + \mathbf{X}_n\boldsymbol{\lambda}_2 + \boldsymbol{\lambda}_3(\mathbf{Z}_n) + \lambda_1 \mathbf{G}_n\mathbf{X}_n\boldsymbol{\beta}_{\tau,0} + \lambda_1\mathbf{G}_n\boldsymbol{\alpha}_{\tau,0}(\mathbf{Z}_n) + \lambda_1\mathbf{G}_n\mathcal{E}_n\boldsymbol{\sigma}_n, \tag{2.14}$$

where $\boldsymbol{\sigma}_n = (\sigma_{1,n}, \ldots, \sigma_{n,n})'$, $\mathcal{E}_n = \operatorname{diag}\{\varepsilon_{1,n}, \ldots, \varepsilon_{n,n}\}$, and $\mathbf{i}_n$ is an $n \times 1$ vector of ones. Furthermore, letting $\mathbf{S}_n(\rho) = \mathbf{I}_n - \rho\mathbf{W}_n$ and $\mathbf{G}_n(\rho) = \mathbf{W}_n\mathbf{S}_n(\rho)^{-1}$, we define $\mathbf{S}_n = \mathbf{S}_n(\rho_{\tau,0})$ and $\mathbf{G}_n = \mathbf{G}_n(\rho_{\tau,0})$ the latter of which has a typical element $g_{ij,n}$. If the random matrix $\mathbf{I}_n - \lambda_1\mathbf{G}_n\mathcal{E}_n$ is invertible almost surely,[4] $\sigma_{i,n}$ is an MA(∞) spatial process of $\{\varepsilon_{i,n}\}$. Roughly speaking, $\{\sigma_{i,n}, \boldsymbol{l}(i) \in D_n\}$ is L_2-NED on $\{\varepsilon_{j,n}, \boldsymbol{l}(i) \in D_n\}$ by Proposition 1 in Jenish & Prucha (2012) if $\lim_{s\to\infty}\sup_{n,\boldsymbol{l}(i)\in D_n} \sum_{\boldsymbol{l}(j)\in D_n, \varrho(i,j)>s} |g_{ij,n}| = 0$. Consequently, $\{u_{i,n}, \boldsymbol{l}(i) \in D_n\}$ is L_2-NED on $\{\varepsilon_{j,n}, \boldsymbol{l}(i) \in D_n\}$.

[4] Let $e(\mathbf{A})$ be the largest eigenvalue of $\mathbf{A}$ in the absolute value, where $\mathbf{A}$ is an $n \times n$ matrix with a typical element a_{ij}. Then, $e(\mathbf{A}) \leq \|\mathbf{A}\|_1$, where $\|\mathbf{A}\|_1 = \max_{1\leq j\leq n}\sum_{i=1}^n |a_{ij}|$ by Seber (2008, Property 4.68). Now, $\|\mathbf{I}_n - \lambda_1\mathbf{G}_n\mathcal{E}_n\|_1 \leq |1 - \lambda_1 g_{jj,n}\varepsilon_{j,n}| + |\lambda_1| \max_{1\leq j\leq n}\sum_{i\neq j}|g_{ij}||\varepsilon_{jn}| < 1$ holds almost surely if $\|\mathbf{G}_n\|_1 < M < \infty$, $\{\varepsilon_{in}\}$ has a compact support, and λ_1 is small enough (Seber, 2008, p.472), where $\|\mathbf{G}_n\|_1 < M < \infty$ is a regularity assumption commonly imposed in the spatial autoregressive literature (e.g., Kelejian & Prucha, 2010).

Assumption 3 *(i)* $\mathbf{S}_n(\rho)$ *is a nonsingular matrix over* $\rho \in \Lambda_\rho$*, and* $\rho_{\tau,0}$ *is an interior point of* Λ_ρ*, a compact subset of* R*; (ii) there exists a positive integer* N *such that both* $\mathbf{W}_n$ *and* $\mathbf{S}_n^{-1}(\rho)$ *have finite row- and column-sum matrix norms for all* $n > N$ *and* $\rho \in \Lambda_\rho$*; (iii)* $|w_{ij,n}| \leq c_1 \varrho(i,j)^{-c_2 d}$ *for some positive constants* c_1 *and* $c_2 > \varsigma/d$*.*

Assumption **3(i)–(ii)** are the regularity conditions (e.g., Kelejian & Prucha, 2010). Assumption **3(iii)** deviates from Qu & Lee (2015) by assuming gradually decaying spatial weights as the distance between two spatial units grows, which includes the case when $|w_{ij,n}| = 0$ if $\varrho(i,j)$ is greater than some threshold value.

Assumption 4 *(i) There exists an* $L_n \times 1$ *vector* $\mathcal{A}_{\tau,0}$ *such that*

$$\sup_{\mathbf{z} \in \mathcal{S}_z} \left| \alpha_\tau(\mathbf{z}) - \mathcal{A}'_{\tau,0} \phi_{L_n}(\mathbf{z}) \right| \leq M L_n^{-\xi} \tag{2.15}$$

for any $\rho \in \Lambda_\rho$ *and some* $\xi > 2$ *as* $L_n \to \infty$*; (ii)* $\{\phi_l(\cdot)\}$ *is uniformly bounded over all* l *such that* $\|\phi_{L_n}\| = \sup_{\mathbf{z}} \sqrt{\sum_{l=1}^{L_n} \phi_l(\mathbf{z})} = O\left(\sqrt{L_n}\right)$*.*

Since $\mathcal{S}_z$ is a compact set, B-spline tensors can be used to construct the basis functions. Hence, Assumption 4 holds if $\alpha_\tau(\cdot)$ is p-smooth with uniformly bounded derivatives up to order p for some $p > \xi$.

Assumption 5 *Define* $\mathbf{v}_n(\rho) = [\mathbf{I}_n + (\rho_{\tau,0} - \rho)\mathbf{G}_n]\mathbf{u}_n$ *and let* $v_{i,n}(\rho)$ *be its ith element. (i)* $v_{i,n}(\rho)$ *has cdf* $F_{v_{i,n}(\rho)}(v)$ *and pdf* $f_{v_{i,n}(\rho)}(v)$*, and* $f_{v_{i,n}(\rho)}(v)$ *is continuously differentiable and uniformly bounded up to its first derivative with respect to* $v \in R$ *and* $\rho \in \Lambda_\rho$*; (ii) there exists two finite constants* $\underline{c}$ *and* $\bar{c}$ *such that* $0 < \underline{c} \leq \lambda_{\min}\{\mathbf{\Sigma}_\tau(\rho)\} \leq \lambda_{\max}\{\mathbf{\Sigma}_\tau(\rho)\} \leq \bar{c} < \infty$ *uniformly over* $\rho \in \Lambda_\rho$*; (iii)* $\mathcal{A}_2$ *is a nonsingular matrix, where* $\mathbf{\Sigma}_\tau(\rho)$ *and* $\mathcal{A}_2$ *are respectively defined in* (A.6) *and* (A.9) *in Appendix A.*

Since $v_{i,n}(\rho)$ is a linear combination of $\{u_{i,n}\}$, applying our earlier arguments and under Assumptions **2–3**, in Lemma 1 in Appendix A we show that $\{v_{i,n}(\rho), \boldsymbol{l}(i) \in D_n\}$ is also an L_2-NED on $\{\varepsilon_{i,n}, \boldsymbol{l}(i) \in D_n\}$ with the NED coefficients of $\psi(s) = O(s^{-\varsigma})$. Assumption **5(ii)** ensures the existence of the estimator calculated in Step 1, while Assumption **5(iii)** ensures the existence of the second-step estimator.

Assumption 6 *As* $n \to \infty$*,* $L_n \to \infty$*,* $nL_n^{1-2\xi} \to 0$ *and* $L_n^2/n \to 0$*.*

Assumption **6** is an assumption on the smoothing parameter L_n to ensure the consistency of our proposed estimator. Specifically, letting $L_n = cn^q$ for some $c > 0$Assumption **6** implies that $0 < 1/(2\xi - 1) < q < 1/2$.

Assumption 7 $F_{u_{i,n}}(u|\bar{u}_{i,n})$ *and* $f_{u_{i,n}}(u|\bar{u}_{i,n})$ *are, respectively, conditional cdf and pdf of* $u_{i,n} = u$ *conditional on* $\bar{u}_{i,n} = \sum_{j \neq i} g_{ij,n} u_{j,n}$*, and* $f_{u_{i,n}}(u|\bar{u}_{i,n})$ *is uniformly bounded and continuous up to the second-order derivatives with respect to* u*.*

Assumptions **1–6** are used to show the consistency of our first-step estimator, whereas Assumption **7** is used to derive the asymptotic normality results of the second-step estimator.

Theorem 1 *Under Assumptions 1–6, we have that* $\max_{\rho \in \Lambda_\rho} \left\| \widehat{\boldsymbol{\theta}}_\tau(\rho) - \boldsymbol{\theta}_{\tau,0}(\rho) \right\| = O_p\left(\sqrt{L_n/n}\right)$*.*

Theorem 2 *Under Assumptions 1–7, we have*

$$\sqrt{n}\boldsymbol{\Sigma}_n^{-1/2}\begin{pmatrix}\widehat{\rho}_\tau-\rho_{\tau,0}\\ \widehat{\boldsymbol{\beta}}_\tau-\boldsymbol{\beta}_{\tau,0}\\ \widehat{\gamma}_\tau\end{pmatrix}\xrightarrow{d}\mathbb{N}\left(\mathbf{0},\mathbf{I}_{1+d_x+d_m}\right)\quad\textit{and}\quad\sqrt{n/\omega_{n,\tau}}\left(\widehat{\alpha}_\tau\left(\mathbf{z}\right)-\alpha_{\tau,0}\left(\mathbf{z}\right)\right)\xrightarrow{d}\mathbb{N}\left(0,1\right),$$

where $\boldsymbol{\Sigma}_n$ and $\omega_{n,\tau}$ are defined in the proof of this theorem in Appendix A.

From the proof of this theorem, we see that $\boldsymbol{\Sigma}_n$ is a nonsingular matrix under Assumption **5(ii)–(iii)** and that $\omega_{n,\tau}=O\left(\sqrt{L_n}\right)$.

Remark 1. We study the finite-sample performance of our proposed two-step estimator in a small set of Monte Carlo simulations, the discussion of which is relegated to Appendix B. Overall, the results are encouraging, and simulation experiments support our asymptotic results.

3 Specification Testing

We next consider a model specification test which permits testing several useful hypotheses. Specifically, for a τth spatial quantile autoregression written as

$$y_{i,n}=q\left(\sum_{j\neq i}w_{ij,n}y_{j,n},\mathbf{x}_{i,n},\mathbf{z}_{i,n},\tau\right)+u_{i,n}\equiv q_i(\tau)+u_{i,n},\tag{3.1}$$

we consider the following null hypotheses about the form of its conditional quantile function $q_i(\tau)$:

$$\mathrm{H}_0(\mathrm{i}):\quad q_i(\tau)=\rho_{\tau,0}\sum_{j\neq i}w_{ij,n}y_{j,n}+\mathbf{x}_{i,n}'\boldsymbol{\beta}_{\tau,0}+(1,\mathbf{z}_{i,n})'\boldsymbol{\delta}_{\tau,0}\tag{3.2}$$

$$\mathrm{H}_0(\mathrm{ii}):\quad q_i(\tau)=\rho_{\tau,0}\sum_{j\neq i}w_{ij,n}y_{j,n}+\mathbf{x}_{i,n}'\boldsymbol{\beta}_{\tau,0}+\delta_{\tau,0},\tag{3.3}$$

against the alternative (the PLSQAR model):

$$\mathrm{H}_1:\quad q_i(\tau)=\rho_{\tau,0}\sum_{j\neq i}w_{ij,n}y_{j,n}+\mathbf{x}_{i,n}'\boldsymbol{\beta}_{\tau,0}+\alpha_{\tau,0}(\mathbf{z}_{i,n}).\tag{3.4}$$

Alternatively, the above null and alternative hypotheses can be rewritten as follows: $\mathrm{H}_0(\mathrm{i})$: $\Pr\left[\alpha_{\tau,0}(\mathbf{z}_{i,n})=(1,\mathbf{z}_{i,n})'\boldsymbol{\delta}_{\tau,0}\right]=1$ for some $\boldsymbol{\delta}_{\tau,0}\in R^{1+d_z}$ against H_1 : $\Pr\left[\alpha_{\tau,0}(\mathbf{z}_{i,n})=(1,\mathbf{z}_{i,n})'\boldsymbol{\delta}_\tau\right]<1$ for any $\boldsymbol{\delta}_\tau\in R^{1+d_z}$, and $\mathrm{H}_0(\mathrm{ii})$: $\Pr\left[\alpha_{\tau,0}(\mathbf{z}_{i,n})=\delta_{\tau,0}\right]=1$ for some $\delta_{\tau,0}\in R$ against H_1 : $\Pr\left[\alpha_{\tau,0}(\mathbf{z}_{i,n})=\delta_\tau\right]<1$ for any $\delta_\tau\in R$. The null in (3.2) is meant to test for linearity of the conditional quantile function in $\mathbf{z}_{i,n}$. In practice, one may choose any desired *parametric* specification for the intercept function $\alpha_{\tau,0}(\cdot)$ to test against the nonparametric alternative in (3.4). The second null in (3.3) is essentially the test of overall relevancy of $\mathbf{z}_{i,n}$.

To test these hypotheses, we essentially propose a nonparametric likelihood-ratio test based on the comparison of the restricted and unrestricted models. The motivation for our test statistic comes from Ullah's (1985) nonparametric test that compares residual sums of squares under the null and the alternative (also see Fan et al., 2001; Lee & Ullah, 2003). The idea behind this test, which is formulated for a conditional mean model, can be extended to the conditional quantile

framework along the lines of Koenker & Machado (1999) whereby the estimated residual sum of check functions effectively plays the role of the residual sum of squares. Specifically, for any given quantile index τ, we consider the following residual-based test statistic:

$$T_n = \frac{RSC_{0,\tau} - RSC_{1,\tau}}{RSC_{1,\tau}}, \tag{3.5}$$

where $RSC_{0,\tau}$ is the residual sum of check functions under H_0 computed as $RSC_{0,\tau} = \sum_{i=1}^{n} \zeta_\tau\{\widetilde{u}_{i,n}\}$ with $\widetilde{u}_{i,n} = y_{i,n} - \widetilde{q}_i(\tau)$ being the quantile residual defined as the difference between $y_{i,n}$ and the consistent estimate of $q_i(\tau)$ under either of the two null hypotheses in (3.2)–(3.3); and $RSC_{1,\tau}$ is the residual sum of check functions under H_1 computed as $RSC_{1,\tau} = \sum_{i=1}^{n} \zeta_\tau\{\widehat{u}_{i,n}\}$, where $\widehat{u}_{i,n}$ is the residual from our second-step estimator, i.e., $\widehat{u}_{i,n} = y_{i,n} - \widehat{q}_i(\tau) = y_i - \widehat{\rho}_\tau \sum_{j\neq i} w_{ij,n} y_{j,n} - \mathbf{x}_{i,n}'\widehat{\boldsymbol{\beta}}_\tau - \widehat{\alpha}_\tau(\mathbf{z}_{i,n})$. Residuals under H_0 can be obtained via Su & Yang's (2011) estimator.

Theorem 3 *Under Assumptions 2–5, under H_0 we have that $T_n \xrightarrow{p} 0$, while under H_1 we have $\Pr[T_n \geq M_n] \to 0$ for any non-stochastic, positive sequence M_n.*

See Appendix A for the proof. Thus, T_n is a consistent test. Intuitively, the test statistic is expected to converge to zero under the null and is positive under the alternative. Hence, the test is one-sided. We suggest using bootstrap for approximating the null distribution of T_n, especially given that residual-based nonparametric tests are well-known to perform rather poorly in finite samples when relying on asymptotic critical values. Bootstrap methods however offer a means to improve their finite-sample performance. For fixed $\tau \in (0,1)$, we use the following wild (residual) bootstrap procedure modified to suit the asymmetric loss function used in the quantile estimation:[5]

(1) Estimate the restricted model under either of the two nulls in (3.2)–(3.3) to obtain residuals $\{\widetilde{u}_{i,n};\ i = 1,\ldots,n\}$.

(2) Generate two-point wild bootstrap errors by setting $u_{i,n}^* = \omega_1 \times |\widetilde{u}_{i,n}|$ with probability $(1-\tau)$ and $u_{i,n}^* = \omega_2 \times |\widetilde{u}_{i,n}|$ with probability τ, where $\omega_1 = 2(1-\tau)$ and $\omega_2 = -2\tau$.

(3) Construct the bootstrap sample $\{y_{i,n}^*, \sum_{j\neq i} w_{ij,n} y_{j,n}^*, \mathbf{x}_{i,n}, \mathbf{z}_{i,n};\ i = 1,\ldots,n\}$, where $y_{i,n}^*$ is generated from the restricted model under the appropriate null:

$$\mathbf{y}_n^* = \begin{cases} [\mathbf{I}_n - \widetilde{\rho}_\tau \mathbf{W}_n]^{-1}\left(\mathbf{X}_n\widetilde{\boldsymbol{\beta}}_\tau + [\mathbf{i}_n, \mathbf{Z}_n]\widetilde{\boldsymbol{\delta}}_\tau + \mathbf{u}_n^*\right) & \text{for } \mathrm{H}_0\text{(i)} \\ [\mathbf{I}_n - \widetilde{\rho}_\tau \mathbf{W}_n]^{-1}\left(\mathbf{X}_n\widetilde{\boldsymbol{\beta}}_\tau + \mathbf{i}_n\widetilde{\delta}_\tau + \mathbf{u}_n^*\right) & \text{for } \mathrm{H}_0\text{(ii)}, \end{cases} \tag{3.6}$$

where $\mathbf{y}_n^* = (y_{1,n}^*, \ldots, y_{n,n}^*)'$ and $\mathbf{u}_n^* = (u_{1,n}^*, \ldots, u_{n,n}^*)'$.

(4) Reestimate both the restricted and unrestricted models using the bootstrap sample from step (3) to obtain bootstrap residuals $\{\widetilde{u}_{i,n}^*;\ i = 1,\ldots,n\}$ and $\{\widehat{u}_{i,n}^*;\ i = 1,\ldots,n\}$ under H_0 and H_1, respectively.

(5) Compute the bootstrap test statistic $T_n^* = \left(RSC_{0,\tau}^* - RSC_{1,\tau}^*\right)/RSC_{1,\tau}^*$, where $RSC_{0,\tau}^* = \sum_{i=1}^{n} \zeta_\tau\{\widetilde{u}_{i,n}^*\}$ and $RSC_{1,\tau}^* = \sum_{i=1}^{n} \zeta_\tau\{\widehat{u}_{i,n}^*\}$.

[5] Feng et al. (2011) show that a traditional wild bootstrap procedure is invalid for quantile estimators due to nonlinear score functions associated with the check-function-based objective function. Alternatively, Sun (2006) introduces a modified wild bootstrap method applicable to testing in the quantile regression framework.

(6) Repeat steps (2)–(5) B times. Use the empirical distribution of $B+1$ bootstrap statistics, where the first bootstrap test statistic equals the test statistic calculated from the raw data, to obtain the upper $a \times 100$th percentile value c_a for a given $a \in (0,1)$. Use this c_a to approximate the upper percentile (critical) value of the test statistic T_n under H_0. We wil reject H_0 if the bootstrap test statistic is greater than c_a.

Monte Carlo simulations (discussed in Appendix B) show that the bootstrap T_n test has quite an accurate size and exhibits superb power which rises with the sample size, as expected.

4 Data

Our data come from Delaware County Auditor's Office and were obtained in the form of ArcGIS parcel shapefiles. Each parcel record contains information about house and other property characteristics such as house and lot size, number of rooms, etc. (see Table 1 for a full self-descriptive list of variables). Based on land-use codes, we retain only records containing arm's length single-family home transactions. We do so because hedonic models require competitive housing markets with buyers and sellers whose willingnesses to pay and accept are formed based on property characteristics only. Our operational sample includes 5,500 sale transactions that took place in the county during the 2009:1–2011:3 period (roughly, two years).

There are four rock mines in the county, three of which are no longer operational. All are surface mines. They were located from geographic coordinates of parcels owned by the mining companies (Ohio Department of Natural Resources, 2010, 2011) and were further verified using Google Earth. The only operational mine (state mine number: Del-5) also happens to be the largest of all by an order of magnitude. It is located in the Southwestern part of the county near the city of Delaware and is about 510 acres large,[6] which is almost triple the size of an average farm in the county (187 acres). In the case of Delaware County, all mines are limestone (but colloquially called gravel mines) and thus are subject to dynamite blasting which creates a far greater nuisance than other types of mines such as composite mines. Given that other mines in the county were no longer in operation by the period of our study and hence did not generate noise, dust and traffic, in our analysis we solely focus on the operational Del-5 mine, which is not only very large but is also located in an area of high urban growth.

Because our data are explicitly georeferenced, we use a standard software routine to calculate straight-line distances from each property to the mine centroid. This distance proxies environmental amenity associated with rock mining, with better quality occurring at farther distances from mines. We opt for such a measure over the alternative measures of environmental quality associated with disamenities such as the number of disamenities within a certain distance of a property because, in our case, we have a single occurrence of a large disamenity spread widely throughout the area. Further, since our econometric model allows environmental impacts to be nonlinear, the use of straight-line distances as a measure of environmental quality does not appear that problematic.

We also match our data with the neighborhood-specific demographic variables at the Census block level from the U.S. Census Bureau. Specifically, we include the black[7] population share, median income and the property tax rate in the neighborhood. We use these variables as observable controls for neighborhood characteristics (in addition to the spatial lag term as discussed in the introduction). We opt for these continuous measures of neighborhood characteristics over discrete

[6] Based on Google Earth Pro measurements.

[7] Variables for other non-white population groups have been consistently found to be insignificant, and their exclusion has affected the results in no material way.

Table 1. Data Summary Statistics

Variable	Units	Mean	5th Perc.	Median	95th Perc.
House Price	thousands $	258.42	64.00	232.49	552.50
Distance to Rock Mine	thousands ft.	49.12	12.92	51.14	80.27
Square Footage	ft.^{2}	2,452.99	1,188.00	2,360.00	4,054.05
Acreage	acres	0.78	0.15	0.30	3.18
Age	years	20.42	0	10	108
Story Height	cardinal number	1.79	1	2	2
# of Bedrooms	cardinal number	3.58	3	4	4
# of Bathrooms	cardinal number	2.95	1	3	5
# of Fireplaces	cardinal number	0.83	0	1	1
Garage Capacity	cardinal number	1.29	0	2	3
Attached Garage	binary indicator	0.551			
Full Basement	binary indicator	0.447			
Partial Basement	binary indicator	0.457			
Attic	binary indicator	0.095			
Central A/C	binary indicator	0.885			
Black Population Share	% pt.	3.27	0.00	1.88	11.11
Median Income	thousands $	80.04	36.40	81.20	113.00
Property Tax Rate	% pt.	1.87	1.39	1.92	2.23

The last three variables are at the Census block group level.

locality fixed effects primarily out of computational considerations because quantile estimation is known to performs rather poorly in the presence of multiple binary covariates.

5 Empirical Results

We estimate the hedonic house valuation function in the form of our PLSQAR model in (2.1), where we let the distance to nearby rock mine enter the function nonparametrically as a "z" variable with the rest of hedonic attributes included parametrically as "x" variables. All right-hand-side covariates appear in levels except for square footage and acreage to which we apply the logarithmic transformation. In the case of the number of bedrooms, bathrooms and age, we also include quadratic terms. Following the literature, we take the logarithm of the left-hand-side house price (the "y" variable) thereby facilitating the interpretation of marginal effects in terms of percentages, allowing for nonlinearities and ensuring the outcome variable can take any real value.

Given the highly uneven distribution of houses in space, we use a distance-based k-nearest-neighbor type of spatial weighting matrices to model spatial relationship across properties. The latter helps ensure that each house gets neighbors whose prices are deemed "relevant" (by getting relatively large weights) in predicting its value. The use of alternative distance-based weighting matrices, where the spatial weights are decaying functions of distance, leads to an undesirable situation when houses in highly urbanized localities have multiple "relevant" neighbors that are assigned large weights and houses in a sparsely populated countryside hardly have any such "relevant" neighbors, which obviously is inaccurate because appraisers are willing to look far for comparable properties when valuating houses in rural areas. We select the number of nearest neighbors that minimizes the AIC criterion for the median model. The data favor $k = 5$, which we use throughout.

When estimating the model, we approximate the unknown nonparametric intercept function $\alpha_{\tau,0}(\cdot)$ via cubic B-spline sieves, the order of approximation for which (in this case, the number of

knots) is also selected by minimizing AIC. Throughout, we use spatial lags of continuous house-specific attributes (log square footage and log acreage) as our instruments. We do not include lags of other exogenous attributes into the instrument set because they are discrete and lead to severe multicollinearity and convergence problems.

Since the objective of our paper is to assess property-value-suppressing effects of rock mines on nearby property (and in order to conserve space), in what follows we primarily focus on the results concerning the relationship between a house's price and its distance from the mine. Consistent with the notion that rock mines are an environmental disamenity that creates negative externalities such as dust, noise and additional traffic, our expectation is the *positive* relationship between the two variables implying that the houses located farther from mines would be appraised at higher values. (The results pertaining to other house attributes are relegated to Appendix C.)

As discussed earlier, most studies pursuing the housing-market-based valuation of adverse welfare effects of environmental disamenities estimate a linear hedonic price function, which rather restrictively assumes constant marginal impact of the disamenity on house prices. Few papers that do explore potential nonlinearities have largely favored a quadratic form (e.g., Kohlhase, 1991; Hite et al., 2001) which, given its reliance on an *a priori* functional form assumption, is still subject to potential misspecification. We circumvent these problems by letting the distance between the house and a rock mine (z) enter the house valuation function in a nonparametric fashion [through an unspecified intercept function $\alpha_{\tau,0}(\cdot)$] thereby accommodating any potential nonlinearities in the relationship between (log) property values and the distance to the mine. We first examine the sensitivity of empirical results to potential functional-form misspecification of $\alpha_{\tau,0}(\cdot)$. To do so, in addition to our semiparametric PLSQAR model of house prices, we also estimate a *fully* parametric SQAR model under the following two specifications of the intercept function: (i) $\alpha_{\tau,0}(z) = a_{0,\tau} + a_{1,\tau}z + a_{2,\tau}z^2$ and (ii) $\alpha_{\tau,0}(z) = a_{0,\tau} + a_{1,\tau}z$. These specifications imply quadratic and linear functional forms of the relationship between the log price and z, respectively. Comparing the results from our flexible PLSQAR model, which lets the data determine the shape of $\alpha_{\tau,0}(\cdot)$, to those from a parametric model under these two specifications enables us to empirically assess the extent to which the hedonic estimates of property-value-suppressing effects of rock mines on nearby houses are sensitive to "correct" functional form specification of the house price function. Such a comparison is especially interesting given the wide popularity of linear and quadratic parameterizations in the literature. The parametric model under both specifications of $\alpha_{\tau,0}(\cdot)$ is estimated via a two-step procedure following Su & Yang (2011). To conserve space, we focus on the median quantile ($\tau = 0.50$) when comparing these alternative models.

Figure 1 plots the estimated intercept function across the three models. Our preferred PLSQAR model, which estimates $\alpha_{\tau,0}(z)$ nonparametrically, points to a rather steep relationship between the house price and its distance to the mine when the house is located in a close vicinity from a mine (smaller values of z) with a diminishing gradient that ultimately plateaus at around a 10-mile mark.[8] Such a shape is remarkably consistent with one's expectation that the property-value effects of environmental disamenities are a *local* phenomenon and that rock mines would not impact values of *distant* properties (with larger values of z). The latter can also be seen from Figure 2, which graphs the estimated gradient of the intercept function along with its 95% confidence bounds. The figure is indicative of a significant positive effect of z on the log house price within roughly a 10-mile radius of the mine that eventually decreases to a statistically insignificant gradient.

Comparing our model to its parametric alternatives, we expectedly find that parametric models are more susceptible to a functional-form misspecification. While the quadratic model does successfully find a decreasing gradient of $\alpha_{\tau,0}(z)$ in a close proximity from the mine, it is however unable

[8] Just above $z = 50$ thousand feet.

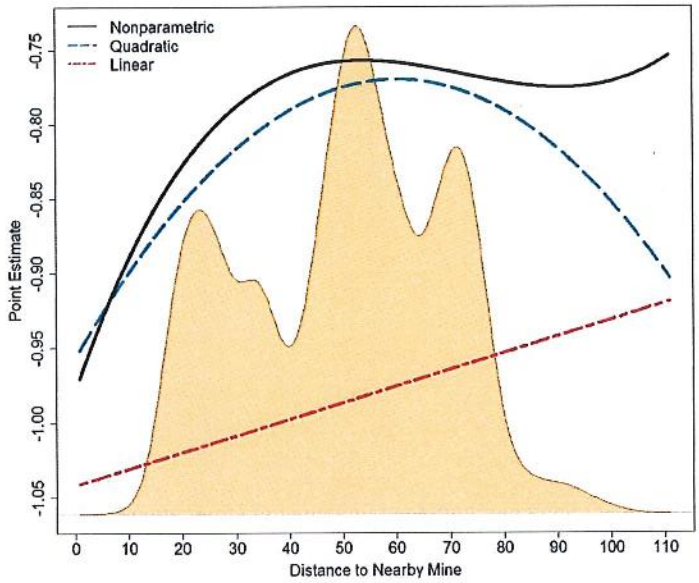

Figure 1. Estimated Intercept Functions of the Distance to Rock Mine for the Conditional Median Model [*Note:* Shaded is the kernel density of the distance variable]

to detect that rock mines appear to become rather irrelevant for the (median) price of houses lying outside their 10-mile radius zone. In fact, a parabolic relationship estimated by the quadratic model rather counter-intuitively suggests a negative (and statistically significant) relationship between the two for large values of z [see Figures 1 and 2]. This illustrates the sensitivity of parametric models (due to their inflexibility) to the inclusion of data on properties that are located farther from the disamenities and thus are less, if at all, impacted by negative environmental externalities they generate. To avoid this problem, researchers employing parametric specifications therefore usually have to prespecify a spatial radius of potential impact around the disamenity (e.g., Nelson et al., 1992; Reichert et al., 1992; Hite et al., 2001). However, such an *a priori* choice of the radius is oftentimes *ad hoc* in nature; whereas our model, owing to its nonparametric approach to modeling the distance to disamenity, essentially detects the radius of non-zero impact directly from the data. Lastly, fitting a linear SQAR model mitigates the problem but at a cost of producing a linear relationship characterized by a rather misleading "average" gradient. The latter can be vividly seen in Figure 2 which shows that, due to its inherent inability to allow for nonlinearities and hence heterogeneity across units, the linear SQAR model tends to grossly under-estimate the gradient.

However, the gradient estimates of $\alpha_{\tau,0}(z)$ plotted in Figure 2 cannot be interpreted as representing marginal partial effects of z on (median) house prices due to the appearance of spatial lag of house prices on the right-hand side of the estimated quantile function. Hence, to obtain partial effects, we consider a reduced form of the fitted outcome variable at the τth quantile: $\widehat{\mathbf{y}}_\tau = [\mathbf{I}_n - \widehat{\rho}_\tau \mathbf{W}_n]^{-1}\left(\mathbf{X}_n\widehat{\boldsymbol{\beta}}_\tau + \widehat{\boldsymbol{\alpha}}_\tau(\mathbf{Z}_n)\right)$, from where we have the following $n \times n$ matrices of marginal effects:

$$\frac{\partial \widehat{\mathbf{y}}_\tau}{\partial \mathbf{Z}_n'} = [\mathbf{I}_n - \widehat{\rho}_\tau \mathbf{W}_n]^{-1} \times \operatorname{diag}\left\{\frac{\partial \widehat{\alpha}_\tau(z_{1,n})}{\partial z_{1,n}}, \ldots, \frac{\partial \widehat{\alpha}_\tau(z_{n,n})}{\partial z_{n,n}}\right\}, \tag{5.1}$$

$$\frac{\partial \widehat{\mathbf{y}}_\tau}{\partial \mathbf{x}_{j,n}'} = [\mathbf{I}_n - \widehat{\rho}_\tau \mathbf{W}_n]^{-1} \times \widehat{\beta}_{\tau,j} \qquad \forall\, j = 1, \ldots, d_x, \tag{5.2}$$

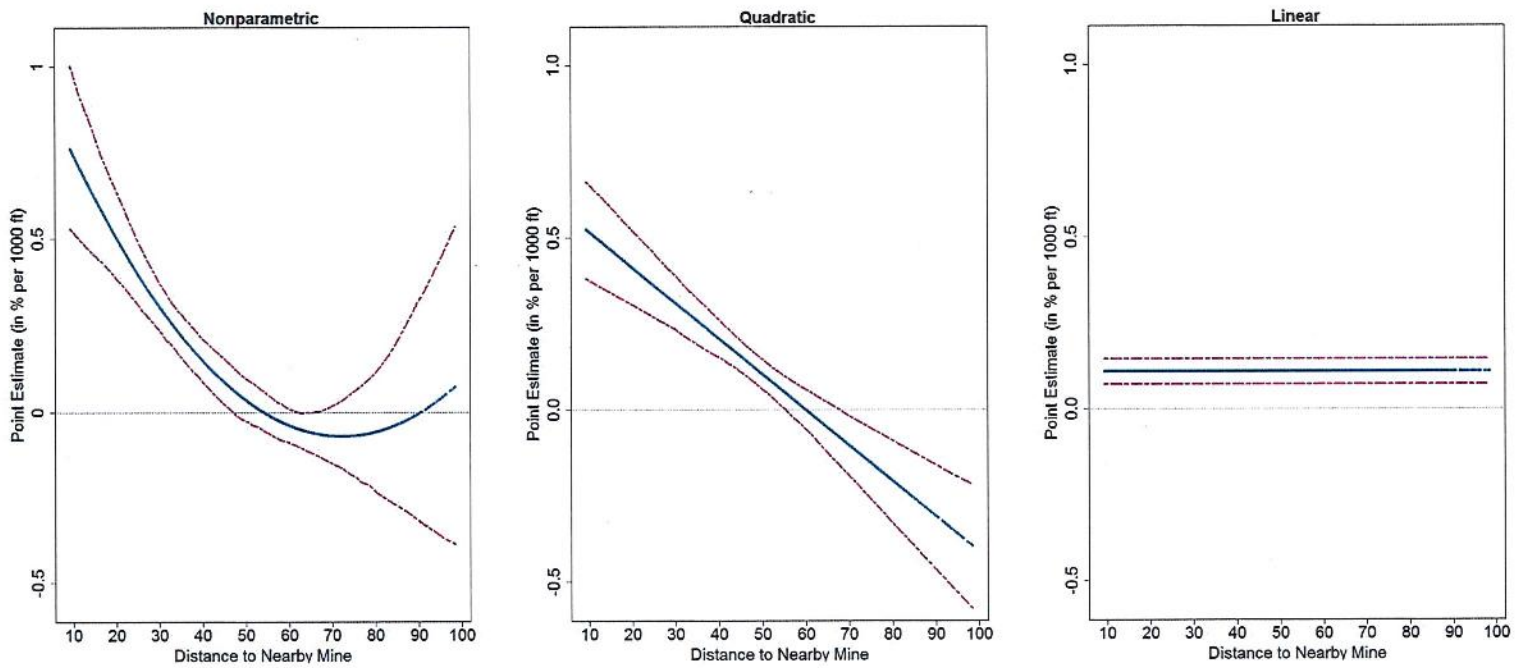

Figure 2. Estimated Gradients of Intercept Functions of the Distance to Rock Mine for the Conditional Median Model (with the 95% bootstrap confidence bounds)

Table 2. Summary of Statistically Significant Point Estimates of ME of the Distance to Rock Mine on Conditional Median of Property Value

	Entire Sample			*Within 10-Mile Radius*		
	TME	DME	IME	TME	DME	IME
			Nonparametric			
5th Perc.	−0.0853	−0.0597	−0.0257	0.1192	0.0831	0.0363
25th Perc.	0.1477	0.1037	0.0433	0.2946	0.2030	0.0885
50th Perc.	0.4629	0.3243	0.1396	0.5810	0.4046	0.1751
75th Perc.	0.8023	0.5581	0.2403	0.8560	0.5957	0.2575
95th Perc.	1.0740	0.7520	0.3227	1.0793	0.7566	0.3245
Mean	0.4836	0.3379	0.1456	0.5768	0.4031	0.1737
			Quadratic			
5th Perc.	−0.3221	−0.2263	−0.0943	0.1271	0.0897	0.0372
25th Perc.	−0.1506	−0.1071	−0.0439	0.2044	0.1449	0.0599
50th Perc.	0.1836	0.1300	0.0535	0.4338	0.3065	0.1272
75th Perc.	0.5108	0.3572	0.1508	0.6130	0.4332	0.1789
95th Perc.	0.7199	0.5063	0.2110	0.7395	0.5226	0.2167
Mean	0.1964	0.1386	0.0577	0.4146	0.2929	0.1217
			Linear			
5th Perc.	0.1646	0.1113	0.0505	0.1646	0.1113	0.0506
25th Perc.	0.1646	0.1124	0.0508	0.1646	0.1113	0.0506
50th Perc.	0.1646	0.1131	0.0514	0.1646	0.1131	0.0515
75th Perc.	0.1646	0.1137	0.0521	0.1646	0.1137	0.0522
95th Perc.	0.1646	0.1140	0.0533	0.1646	0.1140	0.0533
Mean	0.1646	0.1129	0.0516	0.1646	0.1129	0.0517

The reported estimates are in % per 1,000 ft.

where $\mathbf{x}_{j,n} = (x_{j,1}, \ldots, x_{j,n})'$ is the jth column of $\mathbf{X}_n$. In the spirit of LeSage & Pace (2009), we refer to the diagonal elements of the gradient matrices of $\widehat{\mathbf{y}}_\tau$ in (5.1)–(5.2) as direct marginal effects (DMEs) and to the off-diagonal elements as indirect marginal effects (IMEs). We analyze marginal effects row-by-row which implies a "*to* a house" interpretation, i.e., how the change in a given covariate across *all* houses affects the price of the ith house. Hence, the summation of elements in the ith row of the gradient matrices in (5.1)–(5.2) provides a measure of the total marginal effect (TME) on the ith house. Also note that, because by design the maximum-eigenvalue-standardized k-nearest-neighbor spatial weights matrix employed in the estimation is in fact row-stochastic, TMEs of covariates that have *constant* gradients (i.e., all "x" variables and, in the case of a linear parametric SQAR model, also variable z) are the same across all observations and are equal to the corresponding gradient times $(1 - \widehat{\rho}_\tau)^{-1}$.

The point estimates of total, direct and indirect marginal effects of the distance to nearby mine onto the median (log) house price across the three models are summarized in Table 2. Given that insignificant estimates are statistically indistinguishable from zero (implying no effect), here and henceforth, we focus on statistically significant estimates of marginal effects only. For inference within each model, we use the 95% bootstrap percentile confidence bounds.[9] As expected, the results are starkly different across the models, with parametric specifications consistently underestimating the magnitude of marginal effects of the distance to rock mine on the property value. When considering the entire sample, we find that, in part due to the presence of a large number of

[9] We use 499 bootstrap replications throughout.

houses for which negative marginal effects were estimated, the quadratic model produces estimates of marginal effects on median house values that, on average, are about 59% smaller than those obtained from our semiparametric PLSQAR model. The results from a linear model are even more timid (smaller by 66% on average). Focusing on the more economically relevant results confined to a 10-mile radius zone around rock mines, we find that our PLSQAR model suggests the average TME of the distance to the mine on median house prices at around 0.57% per 1,000 feet, 0.40% points of which are the direct effect. The quadratic and linear models however yield significantly smaller estimates with the corresponding average TMEs of about 0.42% and 0.17% per 1,000 feet, which are 28% and 71% smaller than their nonparametric counterpart, respectively. The marked difference across our semiparametric model and its two parametric alternatives is apparent not only at the average values of marginal effects but along their entire distributions across houses.

Our comparison of the results from the proposed semiparametric model and those from its two parametric counterparts, until now, have largely been casual. However, given that both the linear and quadratic specifications are the special cases of our PLSQAR model, we can formally discriminate between the models by means of a specification test described in Section 3. Namely, both parametric median SQAR models can be cast as restricted models under the null of the first type H_0(i) given in (3.2) to be tested against our unrestricted PLSQAR model. We reject the null in favor of our proposed model in both cases with the bootstrap p-value no larger than 0.032. We also entertain a third specification for the parametric SQAR model whereby $\alpha_{\tau,0}(z) \equiv \alpha_{0,\tau}$ for all z, which effectively assumes that z is an irrelevant hedonic attribute that has no effect on the house price. This "constant in z" model serves an auxiliary purpose and is estimated solely in order to facilitate the test of overall relevancy of the house's proximity to a rock mine for its value. In terms of the types of null hypothesis described in Section 3, this restricted model falls under the second type of nulls H_0(ii) given in (3.3), which we test against our PLSQAR model. The corresponding bootstrap p-value is 0.038 suggesting that the proximity to rock mines *does* matter for residential property values.

Given the data lend strong support to our more flexible semiparametric model of house prices, in what follows, we therefore report the results from our PLSQAR model only. Furthermore, in the light of our earlier findings, we focus on the results confined to a local 10-mile radius zone around the mine (2,956 observations) which appear to be the most economically relevant.[10]

Table 3 summarizes statistically significant (house-specific) point estimates of marginal effects of the distance to nearby rock mine on the 0.25th, 0.50th, 0.75th and 0.95th conditional quantiles of the house price from our PLSQAR model. (We caution the reader against confusing quantiles τ of the house price distribution for which model is estimated with quantiles of the fitted distribution of observation-specific marginal effects for *each* τ.) By looking at different quantiles of the house value distribution, we are able to investigate the potentially heterogeneous impact of rock mining on residential property of *different values* thereby looking beyond the results for properties of a "typical" value delivered by standard conditional mean models. Given the tendency of quantile models to be noisier when fitted far in the tails of the distribution, in our analysis we therefore primarily focus on the interquartile range of the conditional house price distribution (setting $\tau = \{0.25, 0.50, 0.75\}$) which should give us sufficient insights into distributional effects, if any, of rock mines on house prices. That said, motivated by the proposition oftentimes claimed in the literature whereby environmental disamenities have significantly larger effects on expensive upscale properties (Reichert et al., 1992; Gayer, 2000), we also estimate our model at the 0.95th quantile to examine if the negative effects of rock mines are especially amplified when located near the most expensive houses. Overall, the results in Table 3 lend strong support to heterogeneous distributional value-

[10]To improve accuracy and to achieve better convergence rates, we still use the full sample during the estimation.

Table 3. Summary of Statistically Significant Semiparametric Estimates of ME of the Distance to Rock Mine on Conditional Quantiles of Property Value within 10-Mile Radius

	TME	DME	IME	TME	DME	IME
	0.25th Q. of Property Value			**0.75th Q. of Property Value**		
25th Perc.	0.3252	0.2182	0.1057	0.3565	0.2676	0.0887
50th Perc.	0.4781	0.3221	0.1571	0.6788	0.5105	0.1688
75th Perc.	0.5645	0.3803	0.1839	0.9979	0.7457	0.2491
Mean	0.4442	0.2993	0.1450	0.6493	0.4875	0.1618
	0.50th Q. of Property Value			**0.95th Q. of Property Value**		
25th Perc.	0.2946	0.2030	0.0885	0.5150	0.3893	0.1256
50th Perc.	0.5810	0.4046	0.1751	0.9952	0.7505	0.2437
75th Perc.	0.8560	0.5957	0.2575	1.3304	1.0048	0.3268
Mean	0.5768	0.4031	0.1737	0.9739	0.7354	0.2385

Reported are the estimates (in % per 1,000 ft) from the PLSQAR model.

suppressing effects of rock mines on the prices of nearby houses, the magnitude of which increase with the value of these houses, as expected. This distributional heterogeneity in the marginal effects can be seen even more vividly in Figure 3 which plots the distribution of the TME estimates across quantiles of the house price distribution. The figure also points to an increase in variability (i.e., a higher degree of heterogeneity across individual houses) of the TME estimates as house prices rise.

As we move from the first to third quartile of the house price distribution, we find that the average estimate of TME of the distance to nearby rock mine on house prices significantly increases from 0.44% to 0.65% per 1,000 feet [see Table 3]. When we focus on the most expensive properties at the 0.95th quantile, the TME goes up even further with the corresponding *median* estimate of about 1% and a half of point estimates being even larger than that; the mean estimate is 0.97% per 1,000 feet. For residential property in the middle of the price distribution ($\tau = 0.50$), our estimates suggest that, between two identical houses, the one located a mile closer to a rock mine is predicted to be priced, on average, at about 3.1% discount.[11] The analogous average discounts for houses in the first and third quartiles of price distribution are around 2.3 and 3.4%, respectively. For upscale property in the 0.95th quantile, it is at an astounding 5.1%. This is rather expected because of income sorting whereby higher income households have higher ability to pay for better environmental quality: in this case, distance from a disamenity. Conversely, households with lower incomes and less expensive homes are perhaps more willing to substitute environmental quality for other, more necessary, house characteristics. As a back-of-the-envelope welfare calculation using unconditional sample quantiles of house values corresponding to the fitted quantile functions,[12] the above discount estimates imply the average loss in property value associated with the house being located a mile closer to a rock mine ranging from \$3,691 to \$10,970 for houses within the interquartile range of price distribution. For more expensive neighborhoods in the 0.95th quantile, such losses can be, on average, as high as \$28,410. We can further extend the welfare analysis to obtain aggregate property value losses due to the houses' proximity to rock mine by applying the estimated discounts to actual house prices at each observation in order to predict increase in each property's value if it were moved from its actual location to a (counterfactual) 10-mile distance from

[11] 5.28 thousand feet times the mean estimate of 0.58% per 1,000 feet. The average discount estimates for other quantiles of house price are obtained similarly.

[12] And assuming a constant marginal willingness to pay.

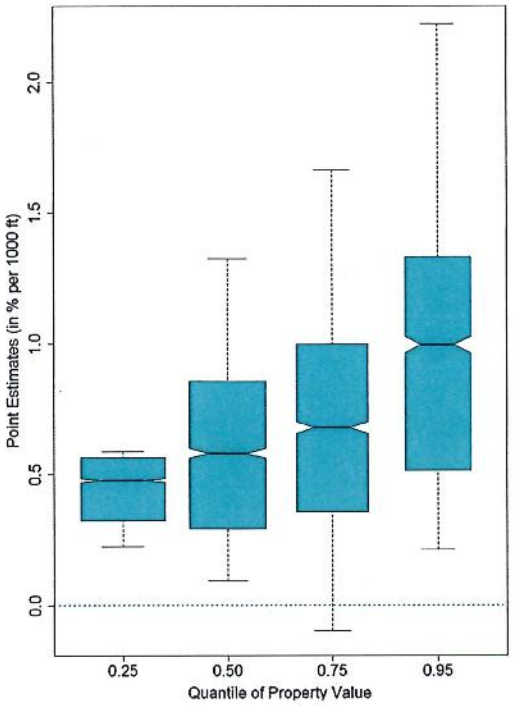

Figure 3. Statistically Significant Semiparametric Estimates of TME of the Distance to Rock Mine on Conditional Quantiles of Property Value within 10-Mile Radius across Quantiles

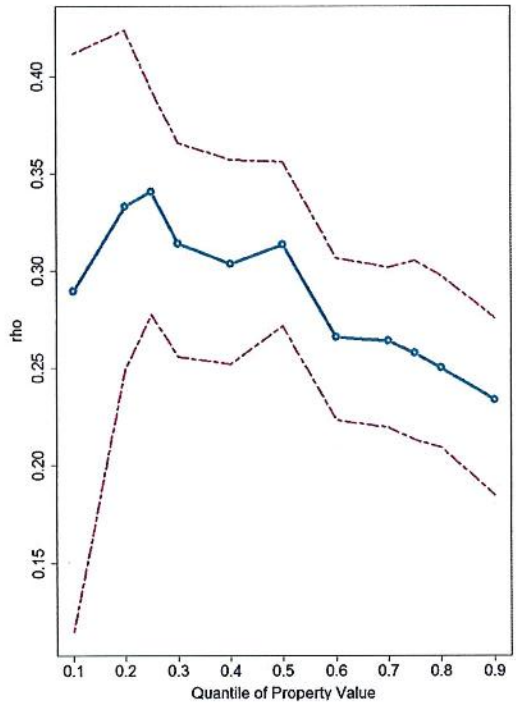

Figure 4. Semiparametric Estimates of the SAR Parameter across Quantiles (with the 95% bootstrap confidence bounds)

the mine. Applying this method to properties with statistically significant total marginal effects[13] of the distance lying within a 10-mile radius from the mine, we find a total property value loss of \$68.4 million at the median, which would have a significant impact on public goods expenditures in the county, especially on schools, because of lost tax revenue amounting to approximately \$1.3 million per annum.

Our estimates of marginal effects also indicate a decreasing (relative) importance of IMEs for residential properties of higher values. While the indirect effects working through neighbors, on average, contribute 37.8% to the TME of z_i on the log house price at the first quartile of the property value distribution, their average contribution falls quite dramatically to 26.6% for the houses at the third quartile. A plausible explanation for this is that less expensive properties may have very different interior quality levels resulting in more unobserved heterogeneity as compared to higher priced houses. Thus, in more expensive neighborhoods, the adverse effects of nearby rock mines are "priced in" directly during the valuation as opposed to via a spillover comparison to neighboring properties. In other words, we find that spatial dependence in house prices decreases as the value of property rises. To see this, consider the estimates of spatial autoregressive parameter which measures spatial dependence in the data. We summarize the estimates of $\rho_{\tau,0}$, along with their confidence bounds, across different τ of the conditional house price distribution in Figure

[13] Thereby conservatively assuming that the value of houses with insignificant marginal effects of the distance wound not increase.

4. It is evident that the SAR coefficient declines as we move from the left to the right tail of the distribution implying that neighborhood effects are more pronounced in less expensive areas. This result is similar to Liao & Wang's (2012), who estimate a fully parametric hedonic quantile model (however, with no environmental disamenities considered) and also find that the spatial autoregressive parameter declines between the 30th and 70th quantiles. Nonetheless, our estimated spatial effects are statistically significant throughout the entire house price distribution thereby indicating that the failure to account for spatial dependence, as usually done in the literature on housing-market-based valuations of adverse effects of environmental disamenities, would likely yield inconsistent estimates. This substantiates our spatial-econometric approach to hedonic modeling.

6 Conclusion

This paper provides the first estimates of the effects of rock mining—an environmental disamenity—on local residential property values. We estimate the relationship between a house's price and its distance from nearby rock mine in Delaware County, Ohio. We improve upon the conventional approach to valuating adverse effects of environmental disamenities based on hedonic house price functions by developing a novel (semiparametric) partially linear spatial quantile autoregressive model which accommodates unspecified nonlinearities, distributional heterogeneity as well as provides a means to indirectly control for unobservable house and neighborhood characteristics using the spatial dependence in the data. Our model constitutes a practically useful fusion of semi/nonparametric quantile methods with models of spatial dependence. We estimate it via a two-step nonparametric sieve IV quantile estimator. We also propose a model specification test.

We find statistically and economically significant property-value-suppressing effects of being located near an operational rock mine which gradually decline to insignificant near-zero values at a roughly ten-mile distance. Our estimates suggest that, *ceteris paribus*, a house located a mile closer to a rock mine is priced, on average, at about 2.3–5.1% discount, with more expensive properties being subject to larger markdowns. As a back-of-the-envelope welfare calculation, the above discount estimates imply the average loss in property value associated with the house being located a mile closer to a rock mine ranging from \$3,691 to \$10,970 for houses within the interquartile range of price distribution. For more expensive neighborhoods in the 0.95th quantile, such losses can be, on average, as high as \$28,410. Applying the estimated statistically significant discounts to house prices at each observation lying within a 10-mile radius from the mine to predict an increase in each property's value if it were moved from its actual location to a (counterfactual) 10-mile distance from the mine, we find the aggregate property value loss associated with rock mining in the area to be \$68.4 million at the median.

Appendix

A Brief Mathematical Proofs

For any $x \neq 0$ and y, we have

$$\zeta_\tau\{x-y\} - \zeta_\tau\{x\} = y\varphi_\tau\{y\} + \int_0^y \left(\mathbb{I}\{x \leq t\} - \mathbb{I}\{x \leq 0\}\right) dt, \tag{A.1}$$

where $\varphi_\tau\{u\} = \tau - \mathbb{I}\{u < 0\}$.

Lemma 1 *(i) Under Assumption 3, we have* $\sup_{n,l(i)\in D_n}\sum_{l(j)\in D_n,\varrho(i,j)>s}|g_{ij,n}|\leq Ms^{-c_2d}$*; (ii) under Assumptions 2–3,* $\{v_{i,n}(\rho),\boldsymbol{l}(i)\in D_n\}$ *is uniformly* L_2*-NED on* $\{\varepsilon_{in},\boldsymbol{l}(i)\in D_n\}$ *with the NED coefficients of* $\psi(s)=O(s^{-\varsigma})$*; (iii)*

$$\frac{1}{n}\sum_{i=1}^{n}\left\{f_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))-\mathbb{E}\left[f_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))\right]\right\}\mathcal{X}_{i,n}\mathcal{X}_{i,n}'\xrightarrow{p}\mathbf{0}_{1+d_x+d_m+L_n},\tag{A.2}$$

where $\eta_{i,n}(\rho)=(\rho-\rho_{\tau,0})\sum_{j=1}^{n}g_{ij,n}\left[\mathbf{x}_{j,n}'\beta_{\tau,0}+\alpha_{\tau,0}(\mathbf{z}_{j,n})\right]+\mathbf{x}_{i,n}'\left[\boldsymbol{\beta}_\tau(\rho)-\boldsymbol{\beta}_{\tau,0}\right]+\alpha_\tau^*(\mathbf{z}_{i,n},\rho)-\alpha_{\tau,0}(\mathbf{z}_{i,n})+\mathbf{m}_{i,n}'\gamma_\tau(\rho)$ *and* $\alpha_\tau^*(\mathbf{z}_{i,n},\rho)=\phi_{L_n}(\mathbf{z}_{i,n})'\mathcal{A}_\tau(\rho)$.

Proof. (i) Under Assumption **3**, we have $\mathbf{G}_n\equiv\mathbf{W}_n\mathbf{S}_n^{-1}=\mathbf{W}_n\sum_{k=0}^{\infty}(\rho_{\tau,0}\mathbf{W}_n)^k=\mathbf{W}_n+\rho_{\tau,0}\mathbf{W}_n^2+\rho_{\tau,0}^2\mathbf{W}_n^3+\ldots$, and hence we have

$$\begin{aligned}g_{ij,n}&=w_{ij,n}+\rho_{\tau,0}\sum_{l\neq i}w_{il,n}w_{lj,n}+\rho_{\tau,0}^2\sum_{l_2\neq i}w_{il_2,n}\left(\sum_{l_1\neq l_2}w_{l_2l_1,n}w_{l_1j,n}\right)+\rho_{\tau,0}^3\sum_{l_3\neq i}w_{il_3,n}\sum_{l_2\neq l_3}w_{l_3l_2,n}\\&\quad\times\left(\sum_{l_1\neq l_2}w_{l_2l_1,n}w_{l_1j,n}\right)+\ldots+\rho_{\tau,0}^k\sum_{l_k\neq i}\sum_{l_{k-1}\neq l_k}\cdots\sum_{l_1\neq l_2}w_{il_k,n}w_{l_kl_{k-1},n}\ldots w_{l_2l_1,n}w_{l_1j,n}+\ldots.\end{aligned}$$

For all j such that $\boldsymbol{l}(j)\in D_n$ and $\varrho(i,j)>s$, we have

$$\begin{aligned}\sum_{l(j)\in D_n,\varrho(i,j)>s}|g_{ij,n}|&\leq c_1\sum_{k=1}^{\infty}\rho_{\tau,0}^{k-1}\left(\frac{s}{k}\right)^{-c_2d}\leq\frac{c_1s^{c_2d}}{\rho_{\tau,0}}\int_1^{\infty}\rho_{\tau,0}^{x}x^{[c_2d]+1}dx\\&=-\frac{c_1s^{-c_2d}}{(\ln\rho_{\tau,0})^{[c_2d]+2}}\sum_{k=0}^{[c_2d]+1}\frac{([c_2d]+1)!}{([c_2d]+1-k)!}(-\ln\rho_{\tau,0})^{[c_2d]+1-k},\end{aligned}$$

where $[a]$ is the largest integer smaller than $a>0$. This completes the proof of (i).

(ii) By definition, $v_{i,n}(\rho)=u_{i,n}+(\rho_{\tau,0}-\rho)\sum_{j=1}^{n}g_{ij,n}u_{j,n}$. Applying Minkowski's and conditional Jensen's inequalities yields

$$\begin{aligned}\|v_{i,n}(\rho)-\mathbb{E}[v_{i,n}(\rho)|\mathcal{F}_{i,n}(s)]\|_2&\leq\|u_{i,n}-\mathbb{E}[u_{i,n}|\mathcal{F}_{i,n}(s)]\|_2+|\rho_{\tau,0}-\rho|\sum_{j=1}^{n}|g_{ij,n}|\,\|u_{j,n}-\mathbb{E}[u_{j,n}|\mathcal{F}_{i,n}(s)]\|_2\\&\leq M\psi(s)+2|\rho_{\tau,0}-\rho|\sum_{\{j:\varrho(i,j)>s\}}|g_{ij,n}|\,\|u_{j,n}\|_2.\end{aligned}$$

This completes the proof of (ii).

(iii) Given the above results, applying Theorem 1 in Jenish & Prucha (2012) yields (A.2). ■

Proof of Theorem 1. Denote $\widehat{\boldsymbol{\vartheta}}_\tau(\rho)=\sqrt{n}\left[\widehat{\boldsymbol{\theta}}_\tau(\rho)-\boldsymbol{\theta}_{\tau,0}(\rho)\right]$, $Y_{i,n}^*(\rho)=y_{i,n}-\rho\sum_{j\neq i}w_{ij,n}y_{j,n}-\mathcal{X}_{i,n}'\boldsymbol{\theta}_{\tau,0}(\rho)=v_{i,n}(\rho)-\eta_{i,n}$ and $Y_{i,n}(\rho)=Y_{i,n}^*(\rho)-n^{-1/2}\mathcal{X}_{i,n}'\boldsymbol{\vartheta}_\tau(\rho)$. Then, for any given $\rho\in\Lambda_\rho$, $\widehat{\boldsymbol{\vartheta}}_\tau(\rho)$ minimizes

$$Q_n(\boldsymbol{\vartheta}_\tau(\rho))=\frac{1}{n}\sum_{i=1}^{n}\left(\zeta_\tau\{Y_{i,n}(\rho)\}-\zeta_\tau\{Y_{i,n}^*(\rho)\}\right),\tag{A.3}$$

which is convex in $\boldsymbol{\vartheta}_\tau(\rho)$. We can show that, under Assumptions **2** and **5**,

$$\Pr\left[\sum_{i=1}^{n}\mathbb{I}\left\{Y_{i,n}^{*}(\rho)=0\right\}=O(1)\right]=1 \quad \text{almost surely over all } \rho\in\Lambda_\rho. \tag{A.4}$$

We consider

$$Q_n(\boldsymbol{\vartheta}_\tau(\rho))=\mathbb{E}\left[Q_n(\boldsymbol{\vartheta}_\tau(\rho))\right]+\frac{\boldsymbol{\vartheta}_\tau(\rho)'}{n^{3/2}}\sum_{i=1}^{n}\mathcal{X}_{i,n}\left(\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}-\mathbb{E}\left[\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}\right]\right)+R_n(\boldsymbol{\vartheta}_\tau(\rho)).$$

Denoting $t_{i,n}=n^{-1/2}\mathcal{X}_{i,n}'\boldsymbol{\vartheta}_\tau(\rho)$ and applying (A.1) and (A.4), we obtain

$$\begin{aligned}
\mathbb{E}\left[Q_n(\boldsymbol{\vartheta}_\tau(\rho))\right] &= \frac{1}{n}\sum_{i=1}^{n}\mathbb{E}\left[\zeta_\tau\left\{Y_{i,n}^{*}(\rho)-n^{-1/2}\mathcal{X}_{i,n}'\boldsymbol{\vartheta}_\tau(\rho)\right\}-\zeta_\tau\left\{Y_{i,n}^{*}(\rho)\right\}\right]\\
&\approx \frac{\boldsymbol{\vartheta}_\tau(\rho)'}{n^{3/2}}\sum_{i=1}^{n}\mathcal{X}_{i,n}\mathbb{E}\left[\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}\right]+\frac{1}{n}\sum_{i=1}^{n}\int_0^{t_{i,n}}\mathbb{E}\left[\mathbb{I}\left\{Y_{i,n}^{*}(\rho)\le t\right\}-\mathbb{I}\left\{Y_{i,n}^{*}(\rho)\le 0\right\}\right]dt\\
&= \frac{\boldsymbol{\vartheta}_\tau(\rho)'}{n^{3/2}}\sum_{i=1}^{n}\mathcal{X}_{i,n}\mathbb{E}\left[\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}\right]+\frac{1}{n}\sum_{i=1}^{n}\int_0^{t_{i,n}}\left[F_{v_{i,n}(\rho)}(\eta_{i,n}(\rho)+t)-F_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))\right]dt\\
&= \frac{\boldsymbol{\vartheta}_\tau(\rho)'}{n^{3/2}}\sum_{i=1}^{n}\mathcal{X}_{i,n}\mathbb{E}\left[\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}\right]+\\
&\quad \frac{\boldsymbol{\vartheta}_\tau(\rho)'}{2n^{2}}\sum_{i=1}^{n}f_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))\,\mathcal{X}_{i,n}\mathcal{X}_{i,n}'\boldsymbol{\vartheta}_\tau(\rho)+O_p\left(\left(\frac{L_n}{\sqrt{n}}\right)^{3/2}\right),
\end{aligned}$$

where $F_{v_{i,n}(\rho)}(\eta_{i,n}(\rho)+t)-F_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))=f_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))\,t+f_{v_{i,n}(\rho)}'(\bar{\eta}_{i,n}(\rho))\,t^2/2$ with $\bar{\eta}_{i,n}(\rho)$ lying between $\eta_{i,n}(\rho)$ and $\eta_{i,n}(\rho)+t$, and

$$\left|\frac{1}{n}\sum_{i=1}^{n}\int_0^{t_{i,n}}f_{v_{i,n}(\rho)}'(\bar{\eta}_{i,n}(\rho))\,t^2dt\right|\le\frac{M}{3n^{5/2}}\sum_{i=1}^{n}\left|\mathcal{X}_{i,n}'\boldsymbol{\vartheta}_\tau(\rho)\right|^3=O_p\left(n^{-3/2}L_n^3\right)=o_p(1)$$

under Assumptions **5–6**.

Next, we consider $R_n(\boldsymbol{\vartheta}_\tau(\rho))=n^{-1}\sum_{i=1}^{n}\left(Q_{i,n}(\rho)-\mathbb{E}\left[Q_{i,n}(\rho)\right]\right)$, where

$$\begin{aligned}
Q_{i,n}(\rho) &= \zeta_\tau\left\{Y_{i,n}(\rho)\right\}-\zeta_\tau\left\{Y_{i,n}^{*}(\rho)\right\}-n^{-1/2}\boldsymbol{\vartheta}_\tau(\rho)'\,\mathcal{X}_i\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}\\
&= \int_0^{t_{i,n}}\left[\mathbb{I}\left\{v_{i,n}(\rho)\le\eta_{i,n}(\rho)+t\right\}-\mathbb{I}\left\{v_{i,n}(\rho)\le\eta_{i,n}(\rho)\right\}\right]dt.
\end{aligned}$$

Since $Q_{i,n}(\rho)$ is a function of $v_{i,n}(\rho)$, $\{Q_{i,n}(\rho),\boldsymbol{l}(i)\in D_n\}$ is uniformly L_2-NED on $\{\varepsilon_{i,n},\boldsymbol{l}(i)\in D_n\}$ with the same NED mixing coefficients as those for $\{v_{i,n}(\rho),\boldsymbol{l}(i)\in D_n\}$. It is readily seen that $\sum_{s=1}^{\infty}s^{d-1}\psi(s)\le M\sum_{s=1}^{\infty}s^{d-\varsigma-1}<M$ because $\varsigma>d$, and $\mathbb{E}\left[\left|Q_{i,n}(\rho)\right|^{2+\delta}\right]\le\mathbb{E}\left[\left|t_{i,n}\right|^{2+\delta}\right]\le Mn^{-(2+\delta)/2}L_n^{2+\delta}\to 0$ for any $\delta>0$ as $n\to\infty$ under Assumption **6**. By Lemma A.3(a) in Jenish & Prucha (2012), we obtain $\mathbb{V}\mathrm{ar}\left[R_n(\boldsymbol{\vartheta}_\tau(\rho))\right]\le ML_n^3/n^{3/2}$ under Assumption **2(iii)**. Hence, we obtain $R_n(\boldsymbol{\vartheta}_\tau(\rho))=O_p\left((L_n/\sqrt{n})^{3/2}\right)$.

Combining the above results gives

$$Q_n(\boldsymbol{\vartheta}_\tau(\rho))=\frac{\boldsymbol{\vartheta}_\tau(\rho)'}{n^{3/2}}\sum_{i=1}^{n}\mathcal{X}_{i,n}\varphi_\tau\left\{Y_{i,n}^{*}(\rho)\right\}+\frac{1}{2n}\boldsymbol{\vartheta}_\tau(\rho)'\;\boldsymbol{\Sigma}_\tau(\rho)\;\boldsymbol{\vartheta}_\tau(\rho)+o_p(1) \tag{A.5}$$

under Assumption **6**, and this result holds uniformly over $\rho \in \Lambda_\rho$ by the convexity lemma of Pollard (1991), where

$$\mathbf{\Sigma}_\tau(\rho) = \lim_{n\to\infty} n^{-1} \sum_{i=1}^{n} \mathbb{E}\left[f_{v_{i,n}(\rho)}(\eta_{i,n}(\rho))\right] \mathcal{X}_{i,n}\mathcal{X}_{i,n}' \tag{A.6}$$

by Lemma **1(iii)**. It then follows that

$$\widehat{\vartheta}_\tau(\rho) = -\frac{\mathbf{\Sigma}_\tau^{-1}(\rho)}{\sqrt{n}} \sum_{i=1}^{n} \mathcal{X}_{i,n}\varphi_\tau\left\{Y_{i,n}^*(\rho)\right\} + o_p(1) \tag{A.7}$$

holds uniformly over $\rho \in \Lambda_\rho$. So, we obtain

$$\sqrt{n}\left[\widehat{\boldsymbol{\theta}}_\tau(\rho) - \boldsymbol{\theta}_{\tau,0}(\rho)\right] = -\frac{\mathbf{\Sigma}_\tau^{-1}(\rho)}{\sqrt{n}} \sum_{i=1}^{n} \left[\tau - \mathbb{I}\left\{v_{i,n}(\rho) \le \eta_{i,n}(\rho)\right\}\right] \mathcal{X}_{i,n} + o_p(1). \tag{A.8}$$

Applying Lemma **1(ii)** and the CLT of Jenish & Prucha (2012, Theorem 2), we obtain that $n^{-1/2}\sum_{i=1}^{n}\left(\mathbb{I}\left\{v_{i,n}(\rho) \le \eta_{i,n}(\rho)\right\} - \mathbb{E}\left[\mathbb{I}\left\{v_{i,n}(\rho) \le \eta_{i,n}(\rho)\right\}\right]\right)\mathcal{X}_{i,n} = O_p(1)$ element by element, where $n^{-1}\sum_{i=1}^{n}\left\{\tau - \mathbb{E}\left[\mathbb{I}\left\{v_{i,n}(\rho) \le \eta_{i,n}(\rho)\right\}\right]\right\}\mathcal{X}_{i,n} = 0$ since this term is the first-order condition of $\max_{\vartheta_\tau(\rho)} \mathbb{E}\left[Q_n(\vartheta_\tau(\rho))\right]$. Hence, under Assumption **5(iii)**, we obtain $\left\|\widehat{\boldsymbol{\theta}}_\tau(\rho) - \boldsymbol{\theta}_{\tau,0}(\rho)\right\| = O_p\left(\sqrt{L_n/n}\right)$ uniformly over ρ. This completes the proof of this theorem. ■

Proof of Theorem 2. In Step 2, we calculate $\widehat{\rho}_\tau = \arg\min_\rho\ \widehat{\gamma}_\tau(\rho)'\mathbf{V}_n\widehat{\gamma}_\tau(\rho)$, where $\widehat{\gamma}_\tau(\rho) = \gamma_{\tau,0}(\rho) + o_p(1)$ uniformly over ρ by Theorem **1**. Since $\widehat{\gamma}_\tau(\rho)$ is continuous in ρ and $\gamma_{\tau,0}(\rho)'\mathbf{V}_n\gamma_{\tau,0}(\rho)$ has a minimum value at $\rho_{\tau,0}$, we obtain $\widehat{\rho}_\tau \xrightarrow{p} \rho_{\tau,0}$ by Theorem 2.1 in Newey & McFadden (1994). Since $\boldsymbol{\theta}_{\tau,0}(\rho)$ is continuous in ρ, we have $\left\|\widehat{\boldsymbol{\theta}}_\tau - \boldsymbol{\theta}_{\tau,0}\right\| = o_p(1)$.

When $\rho = \rho_{\tau,0}$, we have $v_{i,n}(\rho_{\tau,0}) = u_{i,n}$, $\eta_{i,n}(\rho_{\tau,0}) = \alpha_{\tau,0}^*(\mathbf{z}_{i,n}) - \alpha_{\tau,0}(\mathbf{z}_{i,n})$, and

$$\mathbf{\Sigma}_\tau = \mathbf{\Sigma}_\tau(\rho_{\tau,0}) = \lim_{n\to\infty} n^{-1}\sum_{i=1}^{n} f_{u_{i,n}}(0)\,\mathcal{X}_i\mathcal{X}_i' \quad \text{by (2.15) and (A.6).}$$

Let ρ_n be a constant satisfying $\rho_n = \rho_{\tau,0} + o(1)$, and denote $\widehat{Y}_{i,n}(\rho_n) = y_{i,n} - \rho_n\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathcal{X}_{i,n}'\widehat{\boldsymbol{\theta}}_\tau(\rho_n) = Y_{i,n}^*(\rho_n) + \mathcal{X}_{i,n}'\left(\boldsymbol{\theta}_{\tau,0}(\rho_n) - \widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right)$. By Lemma A.2 in Ruppert & Carroll (1980), we have $o_p(1) = n^{-1/2}\sum_{i=1}^{n}\varphi_\tau\left\{\widehat{Y}_{i,n}(\rho_n)\right\}\mathcal{X}_{i,n}$. Let $\chi_{i,n}(\rho,\boldsymbol{\theta}) = \varphi_\tau\left\{y_{i,n} - \rho\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathcal{X}_{i,n}'\boldsymbol{\theta}(\rho)\right\}\mathcal{X}_{i,n}$ and $\mathbb{E}\left[\chi_{i,n}\left(\rho_n, \widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right)\right] = \mathbb{E}\left[\chi_{i,n}(\rho,\boldsymbol{\theta}(\rho))\right]_{(\rho,\boldsymbol{\theta}(\rho))=(\rho_n,\widehat{\boldsymbol{\theta}}_\tau(\rho_n))}$ and decompose

$$\begin{aligned}\frac{1}{\sqrt{n}}\sum_{i=1}^{n}\varphi_\tau\left\{\widehat{Y}_{i,n}(\rho_n)\right\}\mathcal{X}_{i,n} &= \frac{1}{\sqrt{n}}\sum_{i=1}^{n}\left[\chi_{i,n}\left(\rho_n,\widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right) - \mathbb{E}\left[\chi_{i,n}\left(\rho_n,\widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right)\right]\right] \\ &\quad + \frac{1}{\sqrt{n}}\sum_{i=1}^{n}\mathbb{E}\left[\chi_{i,n}\left(\rho_n,\widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right)\right].\end{aligned}$$

First, since $\mathbb{E}\left[\chi_{i,n}(\rho,\boldsymbol{\theta}_\tau(\rho))\right] = \mathbb{E}\left[\tau - \mathbb{I}\left\{v_{i,n}(\rho) \le \eta_{i,n}(\rho)\right\}\right]\mathcal{X}_{i,n}$, we have

$$\mathbb{E}\left[\tau - \mathbb{I}\left\{v_{i,n}(\rho) \le \eta_{i,n}(\rho)\right\}\right] = \mathbb{E}\left[F_{u_{i,n}}(0|\bar{u}_{i,n}) - F_{u_{i,n}}\left(\frac{(\rho_{\tau,0}-\rho)\,\bar{u}_{i,n} + \eta_{i,n}(\rho)}{1 + (\rho_{\tau,0}-\rho)\,g_{ii,n}}\,\middle|\,\bar{u}_{i,n}\right)\right]$$

$$= -\mathbb{E}\left[\bar{u}_{i,n} f_{u_{i,n}}\left(\bar{c}_{i,n}|\bar{u}_{i,n}\right)\right] \frac{\rho_{\tau,0}-\rho}{1+\left(\rho_\tau-\rho\right) g_{ii,n}}$$
$$-\mathbb{E}\left[f_{u_{i,n}}\left(\bar{c}_{i,n}|\bar{u}_{i,n}\right)\right] \frac{\eta_{i,n}(\rho)}{1+\left(\rho_{\tau,0}-\rho\right) g_{ii,n}}$$

if $1+(\rho_{\tau,0}-\rho)\, g_{ii,n} > 0$, where $\bar{c}_{i,n}$ lies between 0 and $[(\rho_{\tau,0}-\rho)\,\bar{u}_{i,n}+\eta_{i,n}(\rho)]\,[1+(\rho_{\tau,0}-\rho)\, g_{ii,n}]^{-1}$. Therefore, if $\lim_{n\to\infty}\inf_{1\le i\le n}[1+(\rho_{\tau,0}-\rho_n)\, g_{ii,n}] = c_g > 0$, we obtain

$$\frac{1}{\sqrt{n}}\sum_{i=1}^{n}\mathbb{E}\left[\chi_{i,n}\left(\rho_n,\widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right)\right] \approx -\mathcal{A}_1\sqrt{n}\left(\rho_{\tau,0}-\rho_n\right) - \mathcal{A}_2\sqrt{n}\left(\boldsymbol{\theta}_{\tau,0}(\rho_n)-\widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right),$$

where

$$\begin{aligned}
\mathcal{A}_1 &= \lim_{n\to\infty}\frac{1}{n}\sum_{i=1}^{n}\left[1+\left(\rho_{\tau,0}-\rho_n\right) g_{ii,n}\right]^{-1}\mathbb{E}\left[f_{u_{i,n}}\left(0|\bar{u}_{i,n}\right)\left(\bar{u}_{i,n}+\sum_{j=1}^{n} g_{ij,n}\left[\mathbf{x}_{j,n}'\boldsymbol{\beta}_{\tau,0}+\alpha_{\tau,0}\left(\mathbf{z}_{j,n}\right)\right]\right)\right]\mathcal{X}_{i,n},\\
\mathcal{A}_2 &= \lim_{n\to\infty}\frac{1}{n}\sum_{i=1}^{n}\left[1+\left(\rho_{\tau,0}-\rho_n\right) g_{ii,n}\right]^{-1}\mathbb{E}\left[f_{u_{i,n}}\left(0|\bar{u}_{i,n}\right)\right]\mathcal{X}_{i,n}\mathcal{X}_{i,n}'. \qquad \text{(A.9)}
\end{aligned}$$

Second, Jenish (2016) has proven the stochastic equicontinuity result of an empirical process for the smooth function of a NED spatial process and finite parameters. Applying Theorem 5 in Jenish (2016), we obtain that the equicontinuity result also holds for $\Delta_n(\rho,\boldsymbol{\theta}(\rho))$ here, i.e.,

$$\left\|\Delta_n\left(\rho_n,\widehat{\boldsymbol{\theta}}_\tau(\rho_n)\right)-\Delta_n\left(\rho_{\tau,0},\boldsymbol{\theta}_{\tau,0}(\rho_{\tau,0})\right)\right\| = o_p(1), \qquad \text{(A.10)}$$

where

$$\mathcal{A}_{n,0}\equiv\Delta_n\left(\rho_{\tau,0},\boldsymbol{\theta}_{\tau,0}(\rho_{\tau,0})\right)=\frac{1}{\sqrt{n}}\sum_{i=1}^{n}\left(\varphi_\tau\left\{Y_{i,n}^*(\rho_{\tau,0})\right\}-\mathbb{E}\left[\varphi_\tau\left\{Y_{i,n}^*(\rho_{\tau,0})\right\}\right]\right)\mathcal{X}_{i,n}. \qquad \text{(A.11)}$$

Third, combining the above results yields

$$\sqrt{n}\left(\widehat{\boldsymbol{\theta}}_\tau(\rho_n)-\boldsymbol{\theta}_{\tau,0}(\rho_n)\right) = -\mathcal{A}_2^{-1}\mathcal{A}_{n,0}+\mathcal{A}_2^{-1}\mathcal{A}_1\sqrt{n}\left(\rho_{\tau,0}-\rho_n\right).$$

Partition below matrix/vector conformably with 1, 2 and 3 corresponding to $\mathbf{x}_{i,n}$, $\mathbf{m}_{i,n}$ and $\phi_{L_n}(\mathbf{z}_{i,n})$, respectively:

$$\mathcal{A}_1=\begin{bmatrix}\mathcal{A}_{1,1}\\ \mathcal{A}_{1,2}\\ \mathcal{A}_{1,3}\end{bmatrix},\quad \mathcal{A}_2^{-1}=\begin{bmatrix}\mathcal{A}_2^{11} & \mathcal{A}_2^{12} & \mathcal{A}_2^{13}\\ \mathcal{A}_2^{21} & \mathcal{A}_2^{22} & \mathcal{A}_2^{23}\\ \mathcal{A}_2^{31} & \mathcal{A}_2^{32} & \mathcal{A}_2^{33}\end{bmatrix}=\begin{bmatrix}\mathcal{A}_2^{1}\\ \mathcal{A}_2^{2}\\ \mathcal{A}_2^{3}\end{bmatrix}\quad\text{and}\quad \mathcal{A}_{n,0}=\begin{bmatrix}\mathcal{A}_{n,0,1}\\ \mathcal{A}_{n,0,2}\\ \mathcal{A}_{n,0,3}\end{bmatrix}.$$

Then, we have

$$\sqrt{n}\begin{pmatrix}\widehat{\boldsymbol{\beta}}_\tau(\rho_n)-\boldsymbol{\beta}_{\tau,0}(\rho_n)\\ \widehat{\boldsymbol{\gamma}}_\tau(\rho_n)-\boldsymbol{\gamma}_{\tau,0}(\rho_n)\end{pmatrix} = -\begin{bmatrix}\mathcal{A}_2^{1}\\ \mathcal{A}_2^{2}\end{bmatrix}\mathcal{A}_{n,0}+\begin{bmatrix}\mathcal{A}_2^{1}\\ \mathcal{A}_2^{2}\end{bmatrix}\mathcal{A}_1\sqrt{n}\left(\rho_{\tau,0}-\rho_n\right). \qquad \text{(A.12)}$$

In addition, from Step 2, we have $\widehat{\rho}_\tau = \arg\min_{\rho_n}\widehat{\boldsymbol{\gamma}}_\tau'(\rho_n)\,\mathbf{V}_n\widehat{\boldsymbol{\gamma}}_\tau(\rho_n)$. Applying the CLT of Jenish & Prucha (2012) gives

$$\mathbf{e}_j'\mathcal{A}_{n,0}\xrightarrow{d}\mathbb{N}\left(\mathbf{0},\mathbf{e}_j'\boldsymbol{\Omega}_\tau\mathbf{e}_j\right)$$

with

$$\mathbf{\Omega}_\tau = \lim_{n\to\infty} n^{-1} \sum_{i=1}^{n}\sum_{j=1}^{n} \mathcal{X}_{i,n}\mathbb{C}\mathrm{ov}\left[\varphi_\tau\left\{u_{i,n}\right\}, \varphi_\tau\left\{u_{j,n}\right\}\right] \mathcal{X}'_{jn} = O(1)$$

by Lemma A.3 in Jenish & Prucha (2012), where $\mathbf{e}_j$ is any one of the column vectors of $\mathbf{I}_{d_x+d_m+L_n}$. It follows that $\sqrt{n}\left\|\widehat{\gamma}_\tau(\rho_n) - \gamma_{\tau,0}(\rho_n)\right\| = O_p(1)$, which implies that $\sqrt{n}(\rho_{\tau,0} - \rho_n) = O(1)$. Consequently, we obtain

$$\sqrt{n}(\widehat{\rho}_\tau - \rho_{\tau,0}) = \left[\mathcal{A}'_1\left(\mathcal{A}^2_2\right)'\mathbf{V}_n\mathcal{A}^2_2\mathcal{A}_1\right]^{-1}\mathcal{A}'_1\left(\mathcal{A}^2_2\right)'\mathbf{V}_n\mathcal{A}^2_2\mathcal{A}_{n,0} \equiv \mathcal{M}_\rho\mathcal{A}_{n,0}.$$

Therefore we have

$$\sqrt{n}\begin{pmatrix} \widehat{\beta}_\tau(\rho_n) - \beta_{\tau,0}(\rho_n) \\ \widehat{\gamma}_\tau(\rho_n) - \gamma_{\tau,0}(\rho_n) \end{pmatrix} = \begin{bmatrix} \mathcal{A}^1_2 \\ \mathcal{A}^2_2 \end{bmatrix}\left(\mathcal{A}_1\mathcal{M}_\rho - \mathbf{I}_{d_x+d_m+L_n}\right)\mathcal{A}_{n,0},$$

so that we obtain

$$\sqrt{n}\mathbf{\Sigma}_n^{-1/2}\begin{bmatrix} \widehat{\rho}_\tau - \rho_{\tau,0} & \widehat{\beta}'_\tau - \beta'_{\tau,0} & \widehat{\gamma}'_\tau \end{bmatrix}' \xrightarrow{d} \mathbb{N}(\mathbf{0},\mathbf{I}),$$

where $\mathbf{\Sigma}_n = \mathcal{P}\mathbf{\Omega}_\tau\mathcal{P}'$ with $\mathcal{P} = \left[\mathcal{M}'_\rho, \mathbf{\Psi}'\left[\left(\mathcal{A}^1_2\right)', \left(\mathcal{A}^2_2\right)'\right]\right]'$ and $\mathbf{\Psi} = \mathcal{A}_1\mathcal{M}_\rho - \mathbf{I}_{d_x+d_m+L_n}$.

Lastly, we have

$$\sqrt{n}\left[\widehat{\alpha}_\tau(\mathbf{z}) - \alpha_{\tau,0}(\mathbf{z})\right] = \sqrt{n}\phi_{L_n}(\mathbf{z})'\left(\widehat{\mathcal{A}}_\tau - \mathcal{A}_{\tau,0}\right) = \phi_{L_n}(\mathbf{z})'\mathcal{A}^3_2\left[\mathcal{A}_1\mathcal{M}_\rho - \mathbf{I}_{d_x+d_m+L_n}\right]\mathcal{A}_{n,0},$$

and hence obtain

$$\sqrt{n/\omega_{n,\tau}}\left[\widehat{\alpha}_\tau(\mathbf{z}) - \alpha_{\tau,0}(\mathbf{z})\right] \xrightarrow{d} \mathbb{N}(0,1),$$

where $\omega_{n,\tau} = \phi_{L_n}(\mathbf{z})'\mathcal{A}^3_2\mathbf{\Psi}\mathbf{\Omega}_\tau\mathbf{\Psi}'\left(\mathcal{A}^3_2\right)'\phi_{L_n}(\mathbf{z})$. This completes the proof of this theorem. ■

Proof of Theorem 3. By definition, $RSC_{0,\tau} = \sum_{i=1}^n \zeta_\tau\{\widetilde{u}_{i,n}\}$ and $RSC_{1,\tau} = \sum_{i=1}^n \zeta_\tau\{\widehat{u}_{i,n}\}$ with

$$\begin{aligned}
\widetilde{u}_{i,n} &= y_{i,n} - \widetilde{\rho}_\tau\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathbf{x}'_{i,n}\widetilde{\beta}_\tau - \mathbf{z}'_{i,n}\widetilde{\delta}_\tau = Y_{i,n,0}(\widetilde{\rho}_\tau) + \mathbf{m}'_i\widetilde{\gamma}_\tau, \\
\widehat{u}_{i,n} &= y_{i,n} - \widehat{\rho}_\tau\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathbf{x}'_{i,n}\widehat{\beta}_\tau - \widehat{\alpha}_\tau(\mathbf{z}_{i,n}) = Y_{i,n}(\widehat{\rho}_\tau) + \mathbf{m}'_i\widehat{\gamma}_\tau,
\end{aligned}$$

where $Y^*_{i,n,0}(\rho) = y_{i,n} - \rho\sum_{j\neq i} w_{ij,n}y_{j,n} - \mathbf{x}'_{i,n}\beta_{\tau,0}(\rho) - \mathbf{z}'_{i,n}\delta_{\tau,0}(\rho) - \mathbf{m}'_{i,n}\gamma_{\tau,0}(\rho)$, $Y^*_{i,n}(\rho)$ is defined the same as in the proof of Theorem 1 and, to simplify notation, we let $\mathbf{z}_{i,n}$ include 1 in the model under the null. Denoting $\chi_{i,n} = \left[\mathbf{x}'_{i,n}, \mathbf{z}'_{i,n}, \mathbf{m}'_{i,n}\right]'$ and $Y_{i,n,0}(\rho) = Y^*_{i,n,0}(\rho) - \chi'_i\left[\widetilde{\theta}_\tau(\rho) - \theta_{\tau,0}(\rho)\right]$, we have

$$\begin{aligned}
n^{-1}RSC_{0,\tau} &= n^{-1}\sum_{i=1}^n \zeta_\tau\left\{Y_{i,n,0}(\widetilde{\rho}_\tau) + \mathbf{m}'_{i,n}\widetilde{\gamma}_\tau\right\} \\
&= n^{-1}\sum_{i=1}^n\left[\zeta_\tau\left\{Y_{i,n,0}(\widetilde{\rho}_\tau)\right\} - \zeta_\tau\left\{Y^*_{i,n,0}(\widetilde{\rho}_\tau)\right\}\right] + n^{-1}\sum_{i=1}^n \zeta_\tau\left\{Y^*_{i,n,0}(\widetilde{\rho}_\tau)\right\} + \\
&\quad n^{-1}\sum_{i=1}^n\left[\zeta_\tau\left\{Y_{i,n,0}(\widetilde{\rho}_\tau) + \mathbf{m}'_{i,n}\widetilde{\gamma}_\tau\right\} - \zeta_\tau\left\{Y_{i,n,0}(\widetilde{\rho}_\tau)\right\}\right]
\end{aligned}$$

$$
\begin{aligned}
&= Q_{n,0}\left(\widetilde{\boldsymbol{\theta}}_\tau\left(\widetilde{\rho}_\tau\right)\right) + n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{Y_{i,n,0}^{*}\left(\widetilde{\rho}_\tau\right)\right\} + n^{-1}\sum_{i=1}^{n}\left[\zeta_\tau\left\{Y_{i,n,0}\left(\widetilde{\rho}_\tau\right) + \mathbf{m}_{i,n}'\widetilde{\boldsymbol{\gamma}}_\tau\right\} - \zeta_\tau\left\{Y_{i,n,0}\left(\widetilde{\rho}_\tau\right)\right\}\right] \\
&\approx -\frac{1}{2n^2}\left[\sum_{i=1}^{n}\boldsymbol{\chi}_{i,n}\varphi_\tau\left\{u_{i,n}\right\}\right]'\boldsymbol{\Sigma}_{\tau,0}^{-1}\left[\sum_{i=1}^{n}\boldsymbol{\chi}_{i,n}\varphi_\tau\left\{u_{i,n}\right\}\right] + n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{u_{i,n}\right\} + o_p\left(n^{-1}\right),
\end{aligned}
$$

where, following the proof of Theorem 1, we have $Q_{n,0}\left(\boldsymbol{\vartheta}_\tau\left(\rho\right)\right) = n^{-1}\sum_{i=1}^{n}\left[\zeta_\tau\left\{Y_{i,n,0}\left(\rho\right)\right\} - \zeta_\tau\left\{Y_{i,n,0}^{*}\left(\rho\right)\right\}\right]$, and $\boldsymbol{\Sigma}_{\tau,0} = \lim_{n\to\infty} n^{-1}\sum_{i=1}^{n} f_{u_{i,n}}\left(0\right)\boldsymbol{\chi}_i\boldsymbol{\chi}_i'$. In addition, we obtain

$$
\begin{aligned}
n^{-1}RSC_{1,\tau} &= n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{Y_{i,n}\left(\widehat{\rho}_\tau\right) + \mathbf{m}_{i,n}'\widehat{\boldsymbol{\gamma}}_\tau\right\} \\
&= Q_n\left(\widehat{\boldsymbol{\theta}}_\tau\left(\widehat{\rho}_\tau\right)\right) + n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{Y_{i,n}^{*}\left(\widehat{\rho}_\tau\right)\right\} + n^{-1}\sum_{i=1}^{n}\left[\zeta_\tau\left\{Y_{i,n}\left(\widehat{\rho}_\tau\right) + \mathbf{m}_{i,n}'\widehat{\boldsymbol{\gamma}}_\tau\right\} - \zeta_\tau\left\{Y_{i,n}\left(\widehat{\rho}_\tau\right)\right\}\right] \\
&\approx -\frac{1}{2n^2}\left[\sum_{i=1}^{n}\mathcal{X}_{i,n}\varphi_\tau\left\{u_{i,n}\right\}\right]'\boldsymbol{\Sigma}_{\tau}^{-1}\left[\sum_{i=1}^{n}\mathcal{X}_{i,n}\varphi_\tau\left\{u_{i,n}\right\}\right] + n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{u_{i,n}\right\} + o_p\left(n^{-1}\right)
\end{aligned}
$$

by the proof of Theorem **1.**

Therefore, under H_0, we obtain

$$
RSC_{0,\tau} - RSC_{1,\tau} \approx \left(\mathcal{B}_{n,1}'\boldsymbol{\Sigma}_{\tau}^{-1}\mathcal{B}_{n,1} - \mathcal{B}_{n,0}'\boldsymbol{\Sigma}_{\tau,0}^{-1}\mathcal{B}_{n,0}\right)/2,
$$

where $\mathcal{B}_{n,0} = n^{-1/2}\sum_{i=1}^{n}\boldsymbol{\chi}_{i,n}\varphi_\tau\left\{u_{i,n}\right\}$ and $\mathcal{B}_{n,1} = n^{-1/2}\sum_{i=1}^{n}\mathcal{X}_{i,n}\varphi_\tau\left\{u_{i,n}\right\}$. By Seber (2008, Property 20.17), $\mathcal{B}_{n,1}'\boldsymbol{\Sigma}_{\tau}^{-1}\mathcal{B}_{n,1}$ can be rewritten as a linear combination of $d_x + d_m + L_n$ independent chi-squared random variables and $\mathcal{B}_{n,0}'\boldsymbol{\Sigma}_{\tau,0}^{-1}\mathcal{B}_{n,0}$ can be rewritten as a linear combination of $d_x + d_m + d_z$ independent chi-squared random variables. Since $n^{-1}RSC_{1,\tau} = n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{u_{i,n}\right\} + o_p\left(1\right) \xrightarrow{p} n^{-1}\sum_{i=1}^{n}\mathbb{E}\left[\zeta_\tau\left\{u_{i,n}\right\}\right]$ by the LLN derived in Jenish & Prucha (2012), we obtain that

$$
T_n = \frac{RSC_{0,\tau} - RSC_{1,\tau}}{RSC_{1,\tau}} \approx \frac{\left(\mathcal{B}_{n,1}'\boldsymbol{\Sigma}_{\tau}^{-1}\mathcal{B}_{n,1} - \mathcal{B}_{n,0}'\boldsymbol{\Sigma}_{\tau,0}^{-1}\mathcal{B}_{n,0}\right)/2}{\sum_{i=1}^{n}\mathbb{E}\left[\zeta_\tau\left(u_{i,n}\right)\right]} = O_p\left(\frac{L_n}{n}\right).
$$

Under H_1, following the proof of Theorem **1**, we can show that there exists parameter $\boldsymbol{\theta}_\tau\left(\rho_\tau\right) = \left(\rho_\tau, \boldsymbol{\delta}_\tau', \boldsymbol{\gamma}_\tau'\right)' \neq \boldsymbol{\theta}_{\tau,0}$ such that $\widetilde{\rho}_\tau - \rho_\tau = O_p\left(n^{-1/2}\right)$ and $\widetilde{\boldsymbol{\theta}}_\tau\left(\rho\right) - \boldsymbol{\theta}_\tau\left(\rho\right) = O_p\left(n^{-1/2}\right)$ uniformly over $\rho \in \Lambda_\rho$. Then, it follows that

$$
n^{-1}RSC_{0,\tau} = n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{Y_{i,n,0}^{*}\left(\widetilde{\rho}_\tau\right) + \mathbf{m}_{i,n}'\widetilde{\boldsymbol{\gamma}}_\tau\right\} \approx n^{-1}\sum_{i=1}^{n}\zeta_\tau\left\{Y_{i,n,0}^{*}\left(\widetilde{\rho}_\tau\right)\right\} = O_p\left(1\right),
$$

because $Y_{i,n,0}^{*}\left(\widetilde{\rho}_\tau\right) = y_{i,n} - \widetilde{\rho}_\tau\sum_{j\neq i} w_{i,nj}y_{j,n} - \mathbf{x}_{i,n}'\boldsymbol{\beta}_\tau\left(\widetilde{\rho}_\tau\right) - \mathbf{z}_{i,n}'\boldsymbol{\delta}_\tau\left(\widetilde{\rho}_\tau\right) - \mathbf{m}_{i,n}'\boldsymbol{\gamma}_\tau\left(\widetilde{\rho}_\tau\right) = u_{i,n} + \left(\rho_{\tau,0} - \widetilde{\rho}_\tau\right)\sum_{j\neq i} w_{ij,n}y_{j,n} + \mathbf{x}_{i,n}'\left(\boldsymbol{\beta}_{\tau,0} - \widetilde{\boldsymbol{\beta}}_\tau\left(\widetilde{\rho}_\tau\right)\right) + \alpha_{\tau,0}\left(\mathbf{z}_{i,n}\right) - \mathbf{z}_{i,n}'\widetilde{\boldsymbol{\delta}}_\tau\left(\widetilde{\rho}_\tau\right) - \mathbf{m}_{i,n}'\boldsymbol{\gamma}_\tau\left(\widetilde{\rho}_\tau\right) = u_{i,n} + O_p\left(1\right)$ uniformly over i. Hence, we obtain

$$
T_n = \frac{RSC_{0,\tau} - RSC_{1,\tau}}{RSC_{1,\tau}} \approx \frac{n^{-1}\sum_{i=1}^{n}\left[\zeta_\tau\left\{Y_{i,n,0}^{*}\left(\widetilde{\rho}_\tau\right)\right\} - \zeta_\tau\left\{u_{i,n}\right\}\right]}{n^{-1}\sum_{i=1}^{n}\mathbb{E}\left[\zeta_\tau\left\{u_{i,n}\right\}\right]} = O_p\left(1\right).
$$

■

B Monte Carlo Simulations

In this section, we evaluate the finite-sample performance of our proposed estimator and the test statistic in a small set of Monte Carlo simulations.

B.1 Estimator

We generate the data using a random-coefficient "rendition" of our model in (2.1). Specifically, our PLSQAR model can be motivated by the following random-coefficient partially linear model:

$$y_{i,n} = \rho_0^*(\upsilon_{i,n}) \sum_{j \neq i} w_{ij,n} y_{j,n} + \mathbf{x}_{i,n}' \boldsymbol{\beta}_0^*(\upsilon_{i,n}) + \alpha_0^*(\mathbf{z}_{i,n}, \upsilon_{i,n}), \tag{B.1}$$

where $\upsilon_{i,n} \perp (\mathbf{X}_n, \mathbf{Z}_n, \mathbf{M}_n)$ is the scalar random disturbance. In the structural framework, $\upsilon_{i,n}$ can be interpreted as capturing heterogeneity in the outcome variable $y_{i,n}$ due to some unobserved factors. Further, if following Chernozhukov & Hansen (2005, 2006) one were to assume that $\upsilon_{i,n} \sim i.i.d.\ \mathbb{U}(0,1)$ and that the so-called structural quantile function of interest

$$q\left(\sum_{j \neq i} w_{ij,n} y_{j,n}, \mathbf{x}_{i,n}, \mathbf{z}_{i,n}, \tau\right) = \rho_0^*(\tau) \sum_{j \neq i} w_{ij,n} y_{j,n} + \mathbf{x}_{i,n}' \boldsymbol{\beta}_0^*(\tau) + \alpha_0^*(\mathbf{z}_{i,n}, \tau) \tag{B.2}$$

is such that $\partial q(\cdot, \tau)/\partial \tau > 0$, the event $\{y_{i,n} \leq \rho_0^*(\tau) \sum_{j \neq i} w_{ij,n} y_{j,n} + \mathbf{x}_{i,n}' \boldsymbol{\beta}_0^*(\tau) + \alpha_0^*(\mathbf{z}_{i,n}, \tau)\}$ becomes equivalent to the event $\{\upsilon_{i,n} \leq \tau\}$. Then, it is straightforward to establish the following quantile restriction:

$$\Pr[u_{i,n}^* \leq 0 | \mathbf{X}_n, \mathbf{Z}_n, \mathbf{M}_n] = \tau, \tag{B.3}$$

where, in an analogy to our model in (2.1), the new quantile error term is defined as $u_{i,n}^* \equiv y_{i,n} - \rho_0^*(\tau) \sum_{j \neq i} w_{ij,n} y_{j,n} - \mathbf{x}_{i,n}' \boldsymbol{\beta}_0^*(\tau) - \alpha_0^*(\mathbf{z}_{i,n}, \tau)$. Clearly, (B.1) and (B.3) are respectively analogous to (2.1) and (2.2).

Thus, we use the following process to generate the data:

$$y_i = \rho_0(\upsilon_i) \sum_{j \neq i} w_{ij} y_j + x_i \beta_0(\upsilon_i) + \alpha_0(z_i, \upsilon_i) \quad \forall\ i = 1, \ldots, n, \tag{B.4}$$

where the variables are randomly drawn as follows: $z_i \sim i.i.d.\ \mathbb{U}(-1,1)$, $x_i = 0.5 z_i + \xi_i$ with $\xi_i \sim i.i.d.\ \mathbb{N}(0,1)$, and $\upsilon_i \sim i.i.d.\ \mathbb{U}(0,1)$. Following Kelejian & Prucha (1999) and Jin & Lee (2015), we choose a circular "1 ahead and 1 behind" structure of $\mathbf{W}_n$, where a given spatial unit is related to one neighbor immediately ahead and one neighbor immediately behind it in a row. Each of these two neighbors are assigned an equal non-zero weight of 0.5. When specifying parameter functions, we consider the following two data-generating processes:

$$\rho_{\tau,0} \equiv \rho_0(\upsilon)\big|_{\upsilon=\tau} = 0.5 + 0.15\Phi^{-1}(\upsilon) \qquad \text{[DGP \#1 \& DGP \#2]} \tag{B.5}$$

$$\beta_{\tau,0} \equiv \beta_0(\upsilon)\big|_{\upsilon=\tau} = 0.2 + 0.15\Phi^{-1}(\upsilon) \qquad \text{[DGP \#1 \& DGP \#2]} \tag{B.6}$$

$$\alpha_{\tau,0}(z) \equiv \alpha_0(z,\upsilon)\big|_{\upsilon=\tau} = \sin(1 + 1.5z) + \begin{cases} 0.15\Phi^{-1}(\upsilon) & \text{[DGP \#1]} \\ 0.15\exp\{-z^2\}\Phi^{-1}(\upsilon). & \text{[DGP \#2]} \end{cases} \tag{B.7}$$

We conduct the experiments at three different quantiles $\tau = \{0.25, 0.50, 0.75\}$ for each of which the considered sample sizes are $n = \{125, 250, 500, 1000\}$. For each τ-n pair, we simulate the model

Table B.1. Simulation Results for the Estimator

	$\tau = 0.25$				$\tau = 0.50$				$\tau = 0.75$			
	$n = 125$	$n = 250$	$n = 500$	$n = 1000$	$n = 125$	$n = 250$	$n = 500$	$n = 1000$	$n = 125$	$n = 250$	$n = 500$	$n = 1000$
						DGP #1						
$\rho_{\tau,0}$												
RMSE	0.09081	0.05811	0.03928	0.03009	0.07679	0.04391	0.02859	0.01985	0.09293	0.06012	0.04155	0.03029
MAE	0.07137	0.04556	0.03069	0.02390	0.05766	0.03437	0.02279	0.01604	0.07194	0.04590	0.03239	0.02375
$\beta_{\tau,0}$												
RMSE	0.04177	0.03045	0.02350	0.01875	0.03216	0.02130	0.01384	0.00957	0.04470	0.03095	0.02391	0.01870
MAE	0.03327	0.02442	0.01922	0.01602	0.02545	0.01633	0.01103	0.00755	0.03594	0.02429	0.01956	0.01614
$\alpha_{\tau,0}(z_i)$												
RMSE	0.09774	0.06333	0.04378	0.03327	0.08292	0.05015	0.03516	0.02609	0.10699	0.06757	0.04813	0.03567
MAE	0.08657	0.05511	0.03720	0.02803	0.07254	0.04297	0.02950	0.02160	0.09426	0.05938	0.04223	0.03096
						DGP #2						
$\rho_{\tau,0}$												
RMSE	0.08516	0.05320	0.03979	0.03214	0.06697	0.03983	0.02548	0.01764	0.08204	0.06030	0.04401	0.03259
MAE	0.06624	0.04195	0.03135	0.02622	0.05068	0.03155	0.02020	0.01411	0.06500	0.04661	0.03396	0.02602
$\beta_{\tau,0}$												
RMSE	0.04265	0.03385	0.02706	0.02329	0.02942	0.01964	0.01359	0.00893	0.04494	0.03330	0.02731	0.02329
MAE	0.03460	0.02804	0.02320	0.02089	0.02351	0.01511	0.01092	0.00708	0.03652	0.02689	0.02354	0.02104
$\alpha_{\tau,0}(z_i)$												
RMSE	0.08686	0.05677	0.04213	0.03400	0.06861	0.04342	0.03016	0.02260	0.09372	0.06687	0.04929	0.03864
MAE	0.07716	0.04990	0.03660	0.02943	0.06023	0.03738	0.02550	0.01864	0.08333	0.05970	0.04379	0.03396

Table B.2. Simulation Results for the T_n Statistic with $\tau = 0.50$

	Estimated Size			*Estimated Power*		
Signif. Level	$n = 100$	$n = 200$	$n = 400$	$n = 100$	$n = 200$	$n = 400$
Case of $H_0(i)$						
		DGP #1			DGP #3	
1%	0.020	0.016	0.014	0.892	0.981	1.000
5%	0.059	0.059	0.053	0.975	1.000	1.000
10%	0.122	0.106	0.094	0.993	1.000	1.000
20%	0.232	0.194	0.196	1.000	1.000	1.000
Case of $H_0(ii)$						
		DGP #2			DGP #3	
1%	0.028	0.016	0.014	0.719	0.880	0.993
5%	0.085	0.070	0.070	0.941	0.996	1.000
10%	0.128	0.110	0.122	0.985	1.000	1.000
20%	0.239	0.196	0.232	0.998	1.000	1.000

Note: The reported are the rejection frequencies over 500 simulations.

500 times. We use cubic B-splines to approximate unknown function $\alpha_0(\cdot)$. For simplicity, we set $L_n = 3$ in our experiments for all sample sizes since the range of n is not that large. We compute the root mean squared error (RMSE) and the mean absolute error (MAE) for each fixed coefficient across 500 iterations. For a varying nonparametric intercept function, RMSE and MAE are first computed for each simulation iteration; reported are their averages computed over 500 iterations.

The results are reported in Table B.1. Consistent with our theory, performance of the estimator improves with an increase in the sample size across all quantiles. As one would normally expect, it performs better for "middle" quantiles (median, in our case): RMSE and MAE somewhat worsen when we estimate the model closer to tails of the response distribution.

B.2 Specification Tests

We next examine the small-sample performance of our proposed specification test statistic. To conserve space, we only consider $\tau = 0.50$. The sample sizes are $n = \{100, 200, 400\}$, and the number of simulation replications is 500. Residuals under H_1 are obtained via our proposed PLSQAR model using cubic B-splines to approximate the unknown function $\alpha_0(\cdot)$. Residuals under H_0 are obtained via Su & Yang's (2011) estimator. Given the sample size, for each simulation, we calculate our test statistic from the simulated data plus 199 bootstrap test statistics. Then, from the 200 test statistic values, we obtain the 1%, 5%, 10% and 20% upper percentile (critical) values.

To assess power and size of the test, we consider the following four experimental designs for the data-generating process given in (B.4):

(1) The null in (3.2) is true: $\rho_{\tau,0} \equiv \rho_0(\upsilon)\big|_{\upsilon=\tau} = 0.5 + 0.15\Phi^{-1}(\upsilon)$, $\beta_{\tau,0} \equiv \beta_0(\upsilon)\big|_{\upsilon=\tau} = 0.2 + 0.15\Phi^{-1}(\upsilon)$ and $\alpha_{\tau,0}(z) \equiv \alpha_0(z,\upsilon)\big|_{\upsilon=\tau} = 0.5 + 0.5z + 0.15\Phi^{-1}(\upsilon)$;

(2) The null in (3.3) is true: $\rho_{\tau,0} \equiv \rho_0(\upsilon)\big|_{\upsilon=\tau} = 0.5 + 0.15\Phi^{-1}(\upsilon)$, $\beta_{\tau,0} \equiv \beta_0(\upsilon)\big|_{\upsilon=\tau} = 0.2 + 0.15\Phi^{-1}(\upsilon)$ and $\alpha_{\tau,0}(z) \equiv \alpha_0(z,\upsilon)\big|_{\upsilon=\tau} = 0.5 + 0.15\Phi^{-1}(\upsilon)$ for all z;

(3) The alternative in (3.4) is true: $\rho_{\tau,0} \equiv \rho_0(\upsilon)\big|_{\upsilon=\tau} = 0.5 + 0.15\Phi^{-1}(\upsilon)$, $\beta_{\tau,0} \equiv \beta_0(\upsilon)\big|_{\upsilon=\tau} = 0.2 + 0.15\Phi^{-1}(\upsilon)$ and $\alpha_{\tau,0}(z) \equiv \alpha_0(z,\upsilon)\big|_{\upsilon=\tau} = \sin(1 + 1.5z) + 0.15\Phi^{-1}(\upsilon)$.

The results presented in Table B.2 show that the test has quite an accurate size across all null

Table C.1. Semiparametric Estimates of Constant Parameters on House Attributes in the Conditional Quantile Regression of Property Value across Quantiles

	Quantiles of Property Value			
	0.25th	0.50th	0.75th	0.95th
Log Sq. Footage	**0.59100**	**0.58160**	**0.59024**	**0.58871**
	(0.53217; 0.64599)	(0.53713; 0.62548)	(0.54446; 0.63067)	(0.49993; 0.74361)
Log Acreage	**0.04253**	**0.06913**	**0.08138**	**0.09038**
	(0.01883; 0.06745)	(0.04775; 0.08817)	(0.06252; 0.09893)	(0.02675; 0.11778)
Story Height	**−0.05092**	**−0.09042**	**−0.09235**	**−0.13096**
	(−0.09016; −0.00927)	(−0.11479; −0.06307)	(−0.11880; −0.06453)	(−0.18673; −0.05093)
# Bedrooms	−0.00629	−0.01029	−0.02846	−0.14829
	(−0.14271; 0.10882)	(−0.11146; 0.08000)	(−0.11103; 0.06366)	(−0.35613; 0.20943)
# Bedrooms^2	−0.00420	−0.00227	0.00006	0.01576
	(−0.02006; 0.01373)	(−0.01471; 0.01206)	(−0.01374; 0.01176)	(−0.03296; 0.04323)
# Bathrooms	0.06181	**0.06611**	0.00290	−0.03061
	(−0.00550; 0.12941)	(0.01357; 0.11258)	(−0.05774; 0.05336)	(−0.14870; 0.09881)
# Bathrooms^2	−0.00041	0.00180	**0.01322**	**0.02173**
	(−0.00877; 0.00853)	(−0.00366; 0.00784)	(0.00655; 0.02102)	(0.00243; 0.03575)
Full Basement	**0.17764**	**0.11541**	**0.10999**	0.07606
	(0.12002; 0.23109)	(0.07540; 0.15296)	(0.08254; 0.14185)	(−0.01222; 0.22164)
Partial Basement	**0.14850**	**0.07297**	**0.06104**	0.01918
	(0.09096; 0.20614)	(0.03693; 0.11070)	(0.03572; 0.09072)	(−0.06952; 0.15137)
Attic	0.02001	0.00833	**0.02287**	0.01788
	(−0.00580; 0.04998)	(−0.01016; 0.02775)	(0.00395; 0.04785)	(−0.03912; 0.08237)
Attached Garage	0.02530	0.01621	−0.03072	−0.11543
	(−0.03024; 0.07103)	(−0.01856; 0.04644)	(−0.07117; 0.00431)	(−0.23245; 0.04623)
Garage Capacity	**0.02446**	**0.02412**	**0.02613**	0.03682
	(0.00620; 0.04629)	(0.01226; 0.03812)	(0.01350; 0.04132)	(−0.02873; 0.07669)
# Fireplaces	**0.05920**	**0.05461**	**0.03577**	0.02552
	(0.03759; 0.08208)	(0.03640; 0.07530)	(0.01886; 0.05363)	(−0.02504; 0.08159)
Central A/C	**0.13311**	**0.11955**	**0.08045**	0.01313
	(0.06906; 0.19630)	(0.05463; 0.17715)	(0.03524; 0.13024)	(−0.09633; 0.11826)
Age	**−0.00603**	**−0.00464**	**−0.00258**	−0.00108
	(−0.00793; −0.00372)	(−0.00611; −0.00313)	(−0.00400; −0.00120)	(−0.00490; 0.00250)
Age^2	**0.00001**	**0.00001**	**0.00001**	0.00001
	(0.00000; 0.00003)	(0.00000; 0.00003)	(0.00000; 0.00002)	(−0.00002; 0.00003)

Reported are the estimates from a semiparametric PLSQAR model. The 95% bootstrap (percentile) confidence bounds in parentheses. Statistically significant estimates are in bold.

hypotheses regardless of n. Furthermore, the test exhibits superb power which increases with the sample size, as expected.

C Additional Results

In this section, we briefly comment on the results corresponding to hedonic attributes other than the distance to rock mine included in the estimated house price function. Their fixed parameter estimates (with bootstrap confidence bounds) across quantiles of the house price distribution are reported in Table C.1. For the estimates of median marginal effects of statistically significant covariates, see Table C.2. Among these non-distance variables, log square footage of house, log acreage and story height are the only ones consistently found to be significant across all estimated quantiles of the house price distribution. Interestingly, no other house attribute has a significant

Table C.2. Semiparametric Estimates of Median ME of Selected House Attributes on Conditional Quantiles of Property Value across Quantiles

	Quantiles of Property Value			
	0.25th	0.50th	0.75th	0.95th
Log Sq. Footage				
TME	0.8961	0.8467	0.7950	0.7882
Median DME	0.6048	0.5928	0.5976	0.5958
Median IME	0.2914	0.2540	0.1974	0.1925
Log Acreage				
TME	0.0645	0.1007	0.1096	0.1210
Median DME	0.0435	0.0705	0.0824	0.0915
Median IME	0.0210	0.0302	0.0272	0.0295
Story Height				
TME	−0.0772	−0.1316	−0.1244	−0.1753
Median DME	−0.0521	−0.0922	−0.0935	−0.1325
Median IME	−0.0251	−0.0395	−0.0309	−0.0428
Full Basement				
TME	0.2694	0.1680	0.1481	0.1018
Median DME	0.1818	0.1176	0.1114	0.0770
Median IME	0.0876	0.0504	0.0368	0.0249
Partial Basement				
TME	0.2252	0.1062	0.0822	0.0257
Median DME	0.1520	0.0744	0.0618	0.0194
Median IME	0.0732	0.0319	0.0204	0.0063
Garage Capacity				
TME	0.0371	0.0351	0.0352	0.0493
Median DME	0.0250	0.0246	0.0265	0.0373
Median IME	0.0121	0.0105	0.0087	0.0120
# Fireplaces				
TME	0.0898	0.0795	0.0482	0.0342
Median DME	0.0606	0.0557	0.0362	0.0258
Median IME	0.0292	0.0238	0.0120	0.0083
Central A/C				
TME	0.2018	0.1741	0.1084	0.0176
Median DME	0.1362	0.1219	0.0814	0.0133
Median IME	0.0656	0.0522	0.0269	0.0043

Reported are the medians of point estimates of MEs from the PLSQAR model estimated for a given conditional quantile of property value.

impact on property values in the 0.95th quantile. Houses in this top quantile include older (historic) houses in Delaware City as well as recently built McMansion-style houses. More generally, we find that the number of bedrooms and bathrooms in the house, the presence of an attic and the garage being attached to the main house are largely statistically insignificant across all quantiles which likely is due to property heterogeneity inherent with rapid urbanization. Among the statistically significant house attributes, the square footage has by far the largest marginal effect on the property value with its magnitude declining as the house price rises. We document a similar declining marginal effects (across quantiles) for the basement variables, the number of fireplaces and the presence of central air-conditioning system in the house. From Table C.2, it appears that garage capacity is equally valued by all home buyers regardless of the property value, whereas the lot size exhibits increasing importance for buyers of higher priced houses. The estimates of the total marginal effects of story height are negative across all quantiles with larger (absolute) magnitudes estimated at the higher house price quantiles. This likely is an artifact of changing consumer preferences as well as building trends in the area given that single-story houses have become more common in recent years.

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Delineation of areas contributing groundwater to springs and wetlands supporting the Hine's Emerald Dragonfly, Door County, Wisconsin

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2008

Open-File Report 2008-04

34 p. [17 b/w + 17 color]

This report represents work performed by the Wisconsin Geological and Natural History Survey and colleagues and is released to the open files in the interest of making the information readily available. This report has not been edited or reviewed for conformity with Wisconsin Geological and Natural History Survey standards and nomenclature.

Delineation of areas contributing groundwater to springs and wetlands supporting the Hine's Emerald Dragonfly, Door County, Wisconsin

Final report to the Wisconsin Coastal
Management Program

May, 2008

By

Michael K. Cobb
Kenneth R. Bradbury

Wisconsin Geological and Natural History Survey, University of Wisconsin-Extension

Delineation of areas contributing groundwater to springs and wetlands supporting the Hine's Emerald Dragonfly, Door County, WI

Abstract

The coastal springs and wetlands of Door County, Wisconsin, provide rich habitat for the highly endangered Hine's emerald dragonfly. Understanding the source of groundwater discharging at the springs is critical to evaluating how local land-use decisions might impact the springs and to future efforts at groundwater and spring protection. This study delineated surface areas contributing groundwater to eleven sites understood to be critical Hine's habitat in Door County. Delineations used a combination of soil water-balance modeling and simple groundwater flow modeling to determine contributing areas. Contributing areas ranged in size from 0.2 to 11.4 square miles. Shallow groundwater flows through a fractured dolomite aquifer. Predicted groundwater velocities are extremely high (up to 40 ft/day) and residence times can be quite short (less than two years at most sites). Geochemical and isotopic data collected at several springs are consistent with model results. The scope of the project did not allow detailed study at any one site, but instead focused on an overview study of many sites. The results represent a starting point for more refined studies at specific critical sites.

Introduction

Background

The coastal springs and wetlands of Door County, Wisconsin, provide rich habitat for the highly endangered Hine's emerald dragonfly. The U.S. Fish and Wildlife Service, Wisconsin Department of Natural Resources, the Nature Conservancy, and biologists from the University of South Dakota are all actively engaged in research and other actions to better understand and protect the Hine's emerald. Despite these efforts, a significant risk to the Hines emerald has remained poorly understood. Development and disturbance in upgradient recharge areas has the potential to alter groundwater flow to the springs and wetlands that provide habitat for the Hine's emerald. Understanding, maintaining, and protecting groundwater flow to these coastal areas is essential for protection of the species. Delineating areas contributing water to the springs is the first step in this process.

This study has developed preliminary estimates of the areas contributing groundwater recharge that may affect eleven different Hine's emerald dragonfly habitats in Door County (Figure 1). Recharge-area delineations include a combination of water-balance and groundwater-flow modeling supported with field measurements of water levels and baseflows. We estimated groundwater recharge rates using a GIS-linked soil-water budget model. Contributing-area delineations were made using a series of relatively simple groundwater flow models calibrated to field measurements of surface water and groundwater levels and surface-water discharges. Measurements of spring chemistry, temperature, and isotopic indicators assisted in verifying model results and will provide baseline data currently lacking at the Hine's emerald sites.

Dragonfly ecology

The Hine's emerald dragonfly was federally listed as an endangered species in 1995. It is currently known to exist in only four states (Illinois, Michigan, Missouri, and Wisconsin) and was recently found in Ontario. Its habitat is largely restricted to spring-fed wetlands in areas of dolomite bedrock. The survival of the species has been threatened by habitat destruction, degradation and fragmentation.

Adult female dragonflies lay eggs in water or mud. When the eggs hatch the larvae spend up to five years in small streams and wetlands. Only after this multi-year period as larvae dwelling in shallow surface water do they transform into adults that are recognizable as dragonflies. This adult stage is comparatively brief, lasting no more than six weeks in a period from June through August. They capture prey in flight, feeding actively during daylight hours. Adults require complex wetlands with a forest edge and cool shallow water for foraging, roosting, and reproducing.

Acknowledgments

This study would not have been possible without assistance and advice from a project advisory committee. The committee met periodically to develop the proposal, review progress, advise on next steps, and to facilitate the project. Members of the project advisory committee were as follows.

Cathy Carnes, U S Fish and Wildlife Service, Green Bay Field Office, WI
Dr. Daniel Soluk, University of South Dakota, Vermillion, SD
Dr. Ron Stieglitz, University of Wisconsin-Green Bay, Green Bay, WI
Mike Grimm, The Nature Conservancy, Sturgeon Bay, WI
William Schuster, Door County Soil and Water Conservation, Sturgeon Bay, WI
Bill Smith, Wisconsin Department of Natural Resources, Madison, WI

The project was funded by a grant from the Wisconsin Coastal Management Program. The following organizations provided in-kind matching assistance for carrying out the project:

The Nature Conservancy
Door County
University of South Dakota, Vermillion
University of Wisconsin-Green Bay
Wisconsin Geological and Natural History Survey
Wisconsin Department of Natural Resources

We also thank private land owners in Door County who provided access to their land and allowed water-level measurements in private wells.

Hydrogeology

Door County's principal aquifer is composed of fractured, solution-weathered Silurian age dolomite. Extensive research has been conducted on the hydrogeology of the aquifer (e.g., Sherrill, 1978; Bradbury, 1989; Bradbury and Muldoon, 1992; Muldoon and others,

2001). The dolomite strata dip gently to the east, thickening from just tens of feet in the extreme southwest on the Green Bay shore to as much as 500 ft along Lake Michigan in the northeast of the county. Soil cover over the dolomite is frequently very thin, particularly in upland areas, and rainfall and snowmelt can infiltrate rapidly. Soil thicknesses increase in occasional buried bedrock valleys, particularly along the Lake Michigan shoreline. North of Sturgeon Bay, springs, streams and wetlands are typically restricted to these depressions in the bedrock surface.

The dolomite is very permeable but has relatively little storage. Recharge is conducted rapidly into the aquifer by vertical joints. Groundwater moves laterally along bedding plane fractures, many of which have been enlarged by rock dissolution. Muldoon and others (2001) showed that discrete near-horizontal zones of high permeability may be continuous over distances of as much as 10 miles.

Groundwater discharge occurs in springs, wetlands and into Lake Michigan and Green Bay. The majority of springs in Door County occur as focused discharge though a loose cover of sediment into a spring pool or stream bed. The visible turbulence in the sand or peat is commonly called a boil. Door County's springs have not been studied in detail, though it is assumed that most occur where highly permeable bedding plane fractures or joints intersects the bedrock surface. In many of the Hine's emerald habitats, we infer that a bedding plane fracture opens to a buried depression in the bedrock surface. The nature and volume of these springs suggests that they are not regional discharge points receiving far-field recharge transported as deeply circulating groundwater. We consider it more likely that most identified springs receive relatively local recharge conveyed in the shallower intervals of the dolomite aquifer.

Study Methods

Site selection

This study focused on eleven wetlands in Door County that are either confirmed or probable habitats for the Hine's emerald dragonfly (Figure 1). Other suspected habitats occur in Door County but were not included in this study. The physical bounds of each site were determined by the Wisconsin Department of Natural Resources and Dr. Daniel Soluk of the University of South Dakota. The sites vary in size from discrete spring complexes of several hundred square feet, to many mile-square wetland complexes known to include numerous breeding sites. Each site is described in more detail later in this report.

We divided the habitats in this study into two tiers based on site importance (Table 1). The bulk of field data collection and project resources were allocated to the first tier sites. The field data permitted more detailed model design and calibration, therefore contributing area estimates for these sites carry more confidence. Modeling of second tier sites made the best use of available data resources, but are in general less rigorously calibrated and therefore carry less confidence.

Table 1 Studied Habitats in Door County

First Tier Sites	Second Tier Sites
Mink River Estuary	Big Marsh/Washington Island
Three Springs Creek	Ephraim Swamp
North Bay Marsh	Arbter Lake
Reiboldts Creek/Ridges Sanctuary	Kellner Fen
Baileys Harbor Swamp	Gardner Swamp
Piel Creek	

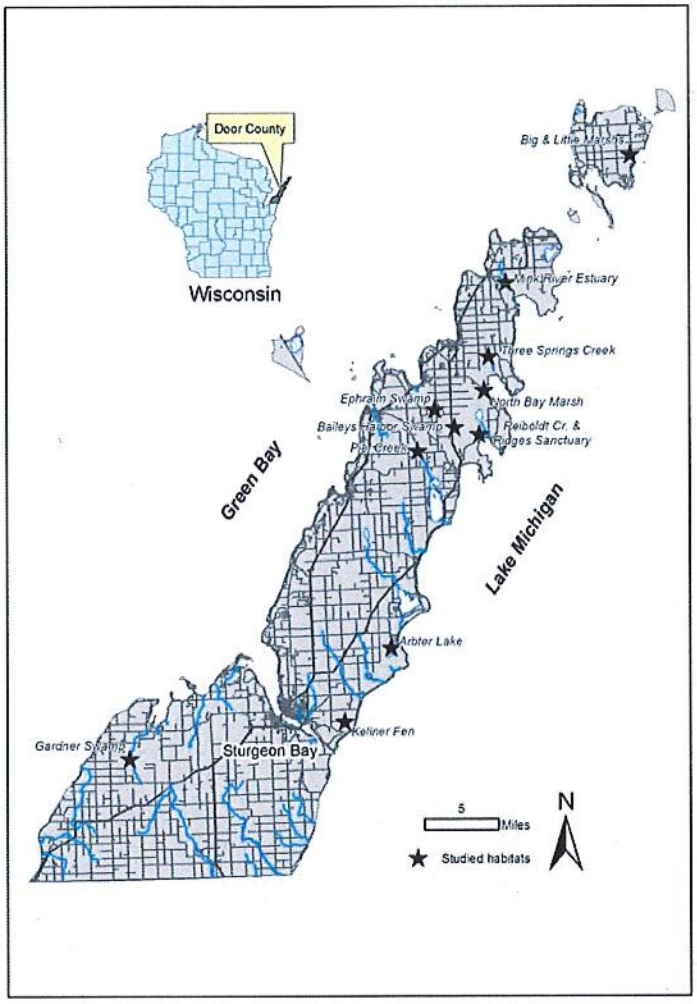

Figure 1. Locations of Hine's emerald dragonfly sites investigated in Door County.

Field investigations
We carried out a variety of field investigations designed to assist in model design and calibration, and to improve our understanding of the hydrogeologic system at the HED habitats. The major field tasks included habitat reconnaissance, stream-flow gauging, groundwater-level measurement, and spring sampling. Stream gauging and water-level measurement were focused near the first tier sites in northern Door County. Gauging was completed using an electromagnetic flow-meter. Water-level measurements were taken using a sonic water-level probe. The sonic probe allowed easy measurement of private water wells without the risks of contamination and tangling associated with a tape.

Laboratory samples were collected at only three HED habitats where focused spring discharge made it feasible to collect samples of discharge water and not standing surface water. Samples from these locations (Mink River, Three Springs Creek and upper Reiboldt Creek) were collected in both late November/early December and in early April. Samples were submitted to the University of Wisconsin Soil & Plant Analysis Lab in Madison for analysis of major ions, and to the Environmental Isotope Laboratory at the University of Waterloo, Ontario, for analysis of tritium, oxygen-18 and deuterium.

The WGNHS also completed a geophysical survey near the Reihboldts Creek habitat in the vicinity of Old Lime Kiln Road, in order to better understand the nature of the bedrock surface beneath the wetland habitat. The geophysical study is discussed in an appendix to this report.

Files relating to the field investigations have been archived at the WGNHS as a product of this study and are available for use by others. The files include further explanation and detailed results.

Recharge estimation
To estimate the quantity and spatial distribution of recharge we applied a soil-water balance model divided into daily time steps across a spatial grid (Dripps and Bradbury, 2007). The model uses common GIS coverages as inputs: soil hydrologic group, available water storage, land use, and overland flow direction. The flow-direction input was derived from a highly detailed digital elevation model that we generated using LIDAR (LIght Detection And Ranging) data furnished by Door County. We ran the model for the entire county on a 50-foot grid spacing, simulating recharge with daily precipitation and temperature data for four different years that approximated the median annual precipitation (2 different years), and the first and third quartiles (1 year each). Climatic data were acquired from the Wisconsin State Climatology Office in Madison. The model output for each run predicted cumulative monthly and annual and groundwater recharge for each cell. The two median model runs were averaged for the results and maps presented in this report. The accuracy of the predicted recharge values remains uncertain and are suspected to be biased low (i.e., more recharge is occurring than predicted). However, the model output is useful at identifying spatial trends and regions of preferential recharge. For ease of use by the public, the numerical recharge results have been simplified into a three-level system of recharge potential: low (0-3.75 in/year), medium (3.75 - 4.75 in/year) and high (greater than 4.75 in/year). The

statistical distribution of recharge predicted by the model is biased by numerous unreasonably high values (a model defect). However, the qualitative high/medium/low designations approximately divide the predicted recharge into thirds by area.

The recharge model files have been archived at the WGNHS as a product of this study and are available for use by others. The files include further explanation of model design and implementation.

Groundwater modeling

To estimate the contributing area for each Hine's emerald dragonfly habitat, we developed a series of groundwater flow models constructed using the GFLOW groundwater modeling code. GFLOW (http://www.haitjema.com/) simulates steady groundwater flow in two dimensions using mathematical analytic elements (linesinks) to represent hydrologic features such as wells, streams, wetlands, and springs.

To simulate groundwater flow in Door County, we constructed four different models representing: 1) Washington Island, 2) northern Door County from the Piel Creek habitat north to the Mink River habitat, 3) central Door County encompassing the Arbter Lake and Kelner Fen habitats, and 4) southern Door County encompassing Gardner Swamp. The northern Door County model included each of the first-tier sites, and was the most detailed in construction and calibration.

Models included streams and lakes as line sinks, digitized as a simplified map-view of the study area. Line sinks are assigned elevations, extracted from the digital elevation model, or interpreted from USGS 7.5 minute topographic maps. Models were divided into zones (termed inhomogeneities in the GFLOW environment) in order to vary hydraulic parameters. Zone areas were generally defined to reflect distinct terrains such as wetlands and uplands where recharge and aggregate hydraulic conductivity would be expected to differ.

Models were calibrated to match head and surface-water flux targets. Head targets included water-level data gathered for this study, data extracted from investigation reports of various contaminated sites in the county, and data reported by the USGS in their online database. The majority of surface water flux targets were based on field measurements made for this study in the late summer and fall of 2006. Additional gauging data was acquired from the WDNR's *2003-2004 Door Peninsula Baseline Monitoring Report*.

GFLOW models are powerful tools; however, they require great simplification of the true hydrogeologic complexity and assume steady-state flow. Door County's groundwater system has significant seasonal transience and vastly more heterogeneity than a computer model can represent, particularly at a regional scale. It should be recognized that no single groundwater model can be relied on to fully represent a hydrogeologic system. For this project, a confident estimate of contributing areas required multiple scenarios, not just one model. For each model area, a dry season and wet season model were created to bracket potential seasonal fluctuations. For the first-tier habitats, we

completed three dry season and three wet season models, each considered a reasonable representation of the groundwater system. The differences between the model estimates in the various scenarios represent both seasonal variation and uncertainty in the model design and calibration.

The models were calibrated using the automated parameter estimation routine PEST (Dougherty, 2004). Several realizations were completed for each model. For the northern Door County model, three different low-season calibrations were performed with varying bounds set on allowable recharge. To simulate wet-season conditions, recharge was raised in each simulation in increments until wet-season head calibration targets were reached. Because far fewer reliable calibration targets were available for wet-season conditions, a systematic calibration at wet-season conditions was not possible. In total, the northern Door model area is represented by six different model realizations, three dry-season and three wet season. The other models areas (each for 2nd tier sites) each include two model realizations, one dry-season and one wet-season.

Contributing areas for the habitats were estimated in each model realization using reverse particle tracking. GFLOW traces the path of groundwater backwards from a designated point to wherever it entered the aquifer as recharge. By this method it is possible to bound the area in which recharge entering the aquifer may discharge into a discrete habitat area. Figure 2 illustrates the contributing areas predicted for six simulations at the North Bay Marsh habitat. Each area in the figure represents the results of one simulation using different but equally reasonable sets of model parameters. The predicted areas typically varied only slightly between model realizations, with the greatest variation occurring at the upgradient extremes. The estimated contributing areas shown in this report are aggregate areas, encompassing the areas predicted in all model realizations. Figure 2 illustrates the process for designating the aggregate contributing area (shown with dashed line). Aggregate areas encompass the areas predicted in each simulation. Where contributing areas thinned to less than 100 ft in width, the peaks were excluded. Model uncertainty was too great to justifiably include areas at that level of detail. Aggregate contributing areas include the region between the upgradient peaks. We assume that seasonal shifts in water table are gradual and therefore that the upgradient peaks sweep across the upgradient region between the predicted extremes.

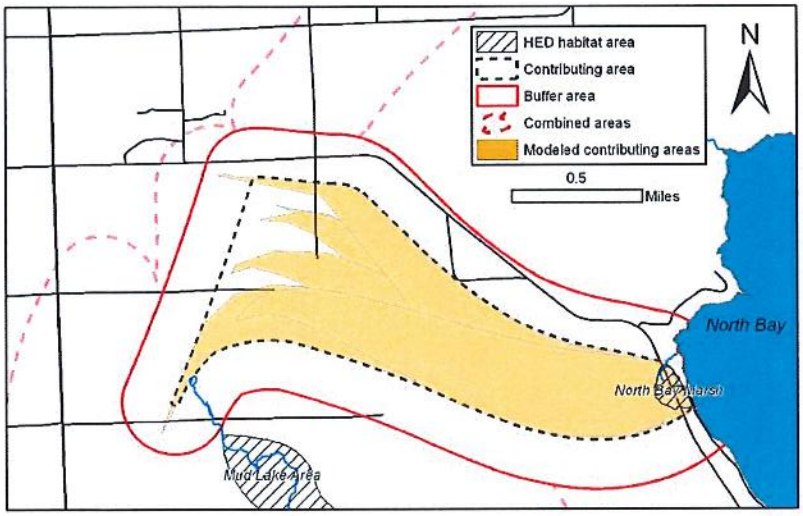

Figure 2. Contributing area for the North Bay site, illustrating the results of several model simulations and aggregated area. See text for details.

Results

Modeling results

The primary product of this study is a series of eleven contributing area maps developed for the Hines emerald dragonfly habitats (Appendix A, figures A1-A11). The areas shown in the appendix figures are also available as GIS files for incorporation into other geographic images. Each figure contains two views of the same region, illustrating different aspects of the study findings. The top views show recharge potential, and the bottom views show water table contours. The following section describes the elements shown in the figures, and discusses how they should be interpreted.

Wetland evaluated (hatched region). The wetland area evaluated is a region containing one or more HED larval habitats, as designated by the WDNR or Dr. Daniel Soluk of the University of South Dakota. Each area contains one or more locations of groundwater discharge, either focused at springs or distributed in wetlands or along streams. In the models, all groundwater flow that enters these areas is considered potential groundwater discharge that may affect HED habitat.

Contributing area (dashed black line). The contributing area is the model-predicted contributing area for a given HED habitat area. It encompasses the regions predicted by all model simulations for that habitat. Water infiltrating into the ground in the contributing area may potentially discharge within the respective HED habitat. Groundwater pumping, bedrock blasting, contaminant release or physical alterations to the hydrologic setting (such as construction projects that may increase impervious area or construction of detention basins) may affect the quantity and quality of water discharging in the HED habitats. Because of model limitations, it cannot be said that all water

infiltrating in this region will discharge within the habitat. Though it cannot be quantified, we expect that the closer a location within the area is to the habitat, the more probable it is that infiltration occurring there will impact the habitat.

Buffer areas (solid red line). The buffer area is a region extending 1000 feet beyond the contributing area. Though the area within this buffer was not predicted to be a contributing area by any model simulation, we recommend considering the buffer as potential contributing area. There are two major reasons for creating this buffer: 1) The model is imperfect and may potentially be in error on the scale of 1000 feet; and 2) In many instances rainfall or snowmelt occurring outside the contributing area may travel into the region as runoff (in road ditches, for instance) and infiltrate within the contributing areas.

Combined areas (dashed red line; only present on some figures). The combined areas show the aggregate contributing area and buffer for all HED habitats. The combined area is not present on figures showing isolated habitats, such as the Mink River. In the region between Baileys Harbor and Sister Bay, however, the contributing areas and buffers for the different habitats in that area commonly adjoin or overlap. Overlap occurs because we are including the results of multiple simulations. In these overlapping areas, infiltration may reasonably discharge at more than one habitat.

Recharge potential (color shading in top figure). Recharge potential is a qualitative representation of the recharge model output. Given evenly distributed precipitation and snowmelt, the three levels of recharge potential (high, medium and low) indicate the amount of water that is expected to infiltrate and recharge groundwater. Areas of high recharge potential (orange) are typically areas of thin soil cover, where the greatest infiltration rates are expected. Low recharge potential areas (blue) typically have thicker soil and greater density of vegetation, and therefore are expected to significantly reduce the quantity of groundwater recharge. Medium recharge areas are intermediate. The high/medium/low categories are also intended to rank the particular regions within the contributing areas according to the risk they may pose to the HED habitat.

Water table contours (blue dashed lines in bottom figures). The water table contours show the model-predicted water table from the dry season calibration. For the northern Door County models (from Piel Creek north to Mink River), the water tables are generated from the best of three different models calibrated to dry season targets. Contour elevations are in feet above Mean Sea Level.

The estimated contributing areas varied from as little as 0.4 square miles (Arbter Lake) to 11.4 square miles (Reiboldt Creek and Ridges Sanctuary). Table 2 indicates the size of the contributing areas. Table 2 also gives a qualitative assessment of the variability of the contributing areas between scenarios – the difference in the areas predicted by model scenarios run with dry-season recharge, wet-season recharge, or alternate calibrations. High variability suggests that the predicted result is highly sensitive to seasonal variation or to slight changes in model parameters, and thus carries greater uncertainty than models

in which the predicted contributing area remained essentially the same in all model scenarios.

Table 2. Summary of contributing area estimates for HED habitats.

Habitat (contributing area size)	Tier	Scenario variation	Comments
Piel Creek (0.9 square miles)	1	high	The habitat is a wetland at the head of Piel Creek. Though the predicted contributing area is relatively consistent among scenarios, the models frequently predict that the habitat is dry (receives no discharge) in dry seasons. Seasonal variation is great here, and may not be adequately represented by the models.
Mink River Estuary (5.2 square miles)	1	low	The habitat includes a large wetland with many springs. The habitat area was extended to the mouth of estuary based on observations of D. Soluk. The habitat receives surface water from the Mink River north of the contributing area in wet seasons; dry season model scenarios show the river dry north of Highway 42.
Three Springs Creek (1.2 square miles)	1	high	The habitat includes a major spring complex that forms the perennial head of Three Springs Creek. Some model scenarios show all flow entering from the southwest (i.e., the northwest contributing area lobe is absent). The habitat receives surface water from the upper reaches of Three Springs Creek in wet seasons.
North Bay Marsh (0.9 square miles)	1	medium	The habitat includes a wetland adjacent to North Bay. Discharge to this wetland may cease in the driest months. Scenario variation is greatest at the upgradient maximum; near-field estimates are consistent.
Reiboldt Creek and Ridges Sanctuary (11.4 square miles)	1	medium	The habitat includes a large region of spring-fed wetlands containing numerous important HED habitats. Scenario variation is greatest at the upgradient maxima; near-field estimates are more consistent. Most potential surface water inputs are fully contained in the groundwater contributing area.
Ephraim Swamp (1.6 square miles)	2	high	The habitat forms part of the Ephraim Swamp. The hydrologic setting of the habitat is not well understood and may not be adequately represented in the models. Scenarios show greatest variation in the southern lobe of the contributing area.
Baileys Harbor Swamp (3.5 square miles)	1	medium	The habitat is a wetland. Scenario variation is greatest in the southern lobe of the contributing area. Surface water may enter the habitat from the upper reaches of the Baileys Harbor Swamp (west of Highway 57).

Table 2. (continued)

Habitat (contributing area size)	Tier	Scenario variation	Comments
Big & Little Marshes, Washington Island (0.6 square miles)	2	low	The area includes two spring-fed wetland habitats: Big and Little Marshes. The areas are not contiguous, but are treated here as a single habitat for simplicity. There are no surface water inputs to either habitat.
Arbter Lake (0.4 square miles)	2	low	The habitat is a lake in a wetland. Some surface water may enter the habitat through streams entering from north of the lake.
Kelner Fen (0.9 square miles)	2	low	The habitat is a fen. There are no known surface water inputs to the habitat.
Gardner Swamp (9.1 square miles)	2	low	The habitat is within a large wetland complex, and contains a northern region south of Fox Road, and a smaller southern region north of Highway K. The two units are treated as contiguous within the model.

Chemical and isotopic results

Water chemistry. The major-ion water chemistry of the three springs sampled for this project is typical of carbonate-rock terrains, and similar to groundwater in other parts of Door County (Table 3). The water is dominated by calcium, magnesium, and bicarbonate ions, with minor amounts of sodium, potassium, and sulfate. The springs were sampled twice, once in December, 2006 and once in April, 2007. Spring temperatures are typical of Door County groundwater. Minor differences in chemistry between these two sample dates are consistent with the conceptual model of rapid recharge and relatively short flow paths to the springs. Concentrations of most constituents are slightly lower in April than in December, consistent with more rapid recharge and consequent dilution of groundwater in the Spring. The chloride and nitrate levels are worth noting. Chloride levels are higher in December than in April, probably as a result of highway salting for ice removal in December. The presence of nitrate shows that near-surface land use has impacted spring water quality. Nitrate levels are higher in April than in December, possibly a consequence of Spring fertilizer applications. Both these temporal changes suggest rapid recharge and rapid lateral groundwater flow to the springs. This temporal variability shows that the springs are sensitive to changes in local land-use practices.

Isotopes. Analyses of environmental isotopes from water samples collected at three Hine's emerald sites are consistent with the conceptual model of young groundwater moving rapidly along relatively short flow paths. Isotopes of hydrogen (^{2}H, deuterium; ^{3}H, tritium) and oxygen (^{18}O, oxygen-18) occur naturally in the environment and are considered to be conservative tracers because they move as part of the water molecule, H_2O. Tritium (^{3}H) is an unstable radioactive isotope that entered the water cycle in elevated quantities during and following atmospheric atomic weapons testing during the 1960s. Tritium is measured in tritium units, TU. During the 1960s, tritium in precipitation exceeded several thousand TU, and decreased through time due to

radioactive decay. Because of its short half-life (12.4 years), tritium has been used to date the "age" (time since recharge) of relatively young (< 50 years) groundwater. Since atmospheric testing ceased, background tritium levels in precipitation have decayed to about 10 TU, and tritium continues to decay once the water enters the subsurface. Accordingly, any groundwater that contains tritium above 1 TU is now considered to be quite young (recharged in less than 10 years), and groundwater that contains tritium near 10 TU must have been recharged in the past one or two years.

Table 3. Major ion and field parameters for springs. Top: field parameters; middle: major cations; bottom; major anions.

location	pH		temperature		electrical conductivity	
	units		°C		uS/cm	
	Dec	April	Dec	April	Dec	April
Mink River	7.05	7.21	8.4	9.4	678	623
Three Springs	7.09	7.33	9.4	8.7	594	457
Lime Kiln Rd	7.19	7.65	7.5	7.9	592	528

location	K		Ca		Mg		Na	
	ppm		ppm		ppm		ppm	
	Dec	April	Dec	April	Dec	April	Dec	April
Mink River	0.9	0.9	82	67	37	33	7.4	4.7
Three Springs	0.9	0.8	67	52	32	26	3.9	2.0
Lime Kiln Rd	1.6	1.5	68	56	32	27	4.1	4.8

location	Cl		NO_3		SO_4		Alkalinity	
	ppm		ppm		ppm		as mg $CaCO_3$/L	
	Dec	April	Dec	April	Dec	April	Dec	April
Mink River	15.1	10.5	1.7	4.2	14.1	12.8	250	342
Three Springs	10.4	5.8	1.4	6.0	15.7	13.4	225	267
Lime Kiln Rd	10.7	9.8	3.2	4.3	14.2	13.6	250	109

Tritium concentrations at the three springs sampled for this project ranged from 8.9 to 11 TU (Table 4). Differences between the two sampling dates are probably due to seasonal differences in atmospheric tritium input. The range is about what is expected for tritium in recent precipitation, and suggests that water discharging at the springs is very young, certainly no older than 5 years.

Oxygen-18 (^{18}O) and deuterium (^{2}H) are stable isotopes that do not decay radioactively. Instead, the water composition of these isotopes changes by fractional distillation of

water vapor as water evaporates or precipitates. Concentrations of ^{18}O and ^{2}H are expressed as del (δ) permil (o/oo) values compared to standard mean ocean water, abbreviated SMOW. Although both isotopes vary seasonally due to temperature and evaporation and precipitation in air masses, the ratio of ^{18}O to ^{2}H in precipitation remains fairly constant. This relationship, called the meteoric water line (MWL), varies slightly from location to location. In general, groundwater recharged directly from precipitation should have an ^{18}O:^{2}H signature that falls on the local meteoric water line. Water samples that plot to the right of the MWL are interpreted as originating from surface water, where free-surface evaporation has occurred. Rayne, Bradbury, and Muldoon (2001) collected isotope data from wells and surface water features in Door County and showed that water from Green Bay and Lake Michigan plotted significantly to the right of the local MWL for their study.

Water from the three springs sampled for the present study plots directly on the local MWL (Figure 3). Lack of deviation from the line suggests that the water discharged from these springs did not originate as surface water in a lake or wetland but instead as direct groundwater recharge. These findings are consistent with our conceptual model of short, rapid flow to the springs.

Table 4. Stable isotope sampling results

Location	Sample ID	Sample Date	Deuterium	Oxygen-18 (δ o/oo)	Tritium (enriched) (TU)		
Mink River	Door - 1	11/30/06	-71.98	-10.40	8.9	±	1
Three Springs	Door - 2	11/29/06	-71.74	-10.36	8.9	±	0.9
Lime Kiln Road	Door - 3	12/01/06	-70.14	-10.30	9.3	±	0.9
Mink River	Door - 1	04/02/07	-74.35	-10.76	10.9	±	0.9
Three Springs	Door - 2	04/02/07	-74.21	-10.83	11.1	±	0.9
Lime Kiln Road	Door - 3	04/02/07	-69.43	-10.15	11	±	0.9

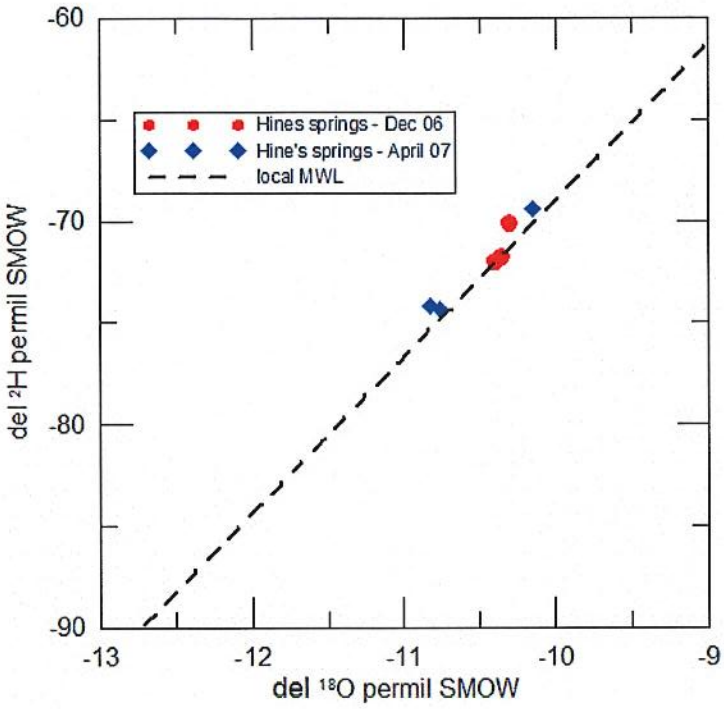

Figure 3. Oxygen-18 versus deuterium contents for water samples collected from springs at three HED sites. All analyses plot along the meteoric water line (MWL), consistent with groundwater recharged directly from recent precipitation.

Estimated groundwater flow rates

Previous studies of groundwater movement in Door County (for example, Rayne, Bradbury, and Muldoon, 2001) have shown that groundwater flow rates are generally rapid, and estimated velocities of 10's of feet per day (ft/day) are not uncommon. The simple groundwater flow models constructed for this study are not intended to be used for transport-time predictions. They simulate the fractured dolomite aquifer in Door County as a porous medium and neglect the rapid and complex groundwater flow paths that undoubtedly occur through fracture conduits and minor karst features. Nevertheless, comparisons of model-simulated flow rates and groundwater travel times with transport data acquired from a recent tracer test in Door County suggest that the models give reasonable estimates of flow rates, and by extension are appropriate tools for delineating contributing areas to the Hine's emerald areas.

In late 2007 a dye tracer test was performed at a site called Plum Bottom, located near Egg Harbor, WI on the western (Green Bay) side of Door County and about equidistant between Sturgeon Bay and Fish Creek. The purpose of the test was to determine the source of contamination of a supply well located at a restaurant. Two different fluorescent dyes were injected into the restaurant's septic system, and dye concentrations were monitored at downgradient wells for several months (Alexander, Green, and Alexander, 2008). The dyes were detected at two wells located 2700 and 3000 feet horizontally downgradient of the injection point. The first detection of the dye in these wells occurred between 83 and 90 days after injection, giving an approximate horizontal groundwater flow rate of 32-33 ft/day. It is important to understand that these numbers

apply to the horizontal distance between the injection and detection points and not to the actual complex flow path followed by the water.

For comparison, linear flow velocities predicted by the models developed for this project range from 1 to 43 ft/day, with maximum groundwater travel times from recharge to the HED sites ranging from 260 days to 48 years. At six sites (Washington Island, Mink River, Three Springs, North Bay, Bailey's Harbor Swamp, and Kellner Fen) the estimated maximum travel times are less than two years and estimated horizontal flow velocities are in the range of 10-40 ft/day, similar to the 32 ft/day value from the tracer experiment. These estimates are based on the calibrated hydraulic conductivity and hydraulic gradient obtained from each GFLOW model and use an estimated effective porosity of 0.005, as selected by Rayne, Bradbury, and Muldoon (2001).

Summary and Conclusions

This study has estimated contributing areas for groundwater recharge potentially effecting eleven Hines emerald dragonfly habitats in Door County. The areas range in size from 0.4 to 11.4 square miles, and some areas overlap. The estimated areas are based on relatively simple groundwater models constructed and calibrated using existing information and a small amount of new field data. The scope of this project did not permit extensive new data collection, and the need to evaluate eleven sites prohibited expending substantial resources at any single site. However, the estimated areas in this report are hydrogeologically reasonable and should be considered in future land-use decisions. In particular, the delineated areas provide an outer bound for areas contributing water to each HED site. It is likely that specific points within each area, such as open fractures, shallow bedrock pavements, or small sinkholes, might be critical input points for groundwater flowing to each critical HED habitat, but locating those specific points was beyond the scope of the present study. Geochemical and isotopic data collected from groundwater at three of the HED sites are consistent with the conceptual model of relatively rapid recharge and rapid groundwater movement (10's of ft/day) to the springs. These data reinforce the idea that the springs are vulnerable to local land-use changes.

The area delineations in this report are intended to provide resource managers with a starting point for protecting the downgradient Hine's emerald habitats. Such protection includes maintaining both the water balance and water quality in the areas. New demands on groundwater, or new industry or construction within the contributing areas and buffer zone should be considered to pose a risk to the Hine's emerald dragonfly. Further data collection and modeling may be required to answer specific land-use questions. The models and data generated in this study are intended to provide a resource and starting point for further work of this sort.

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Appendix A
Maps of HED Sites

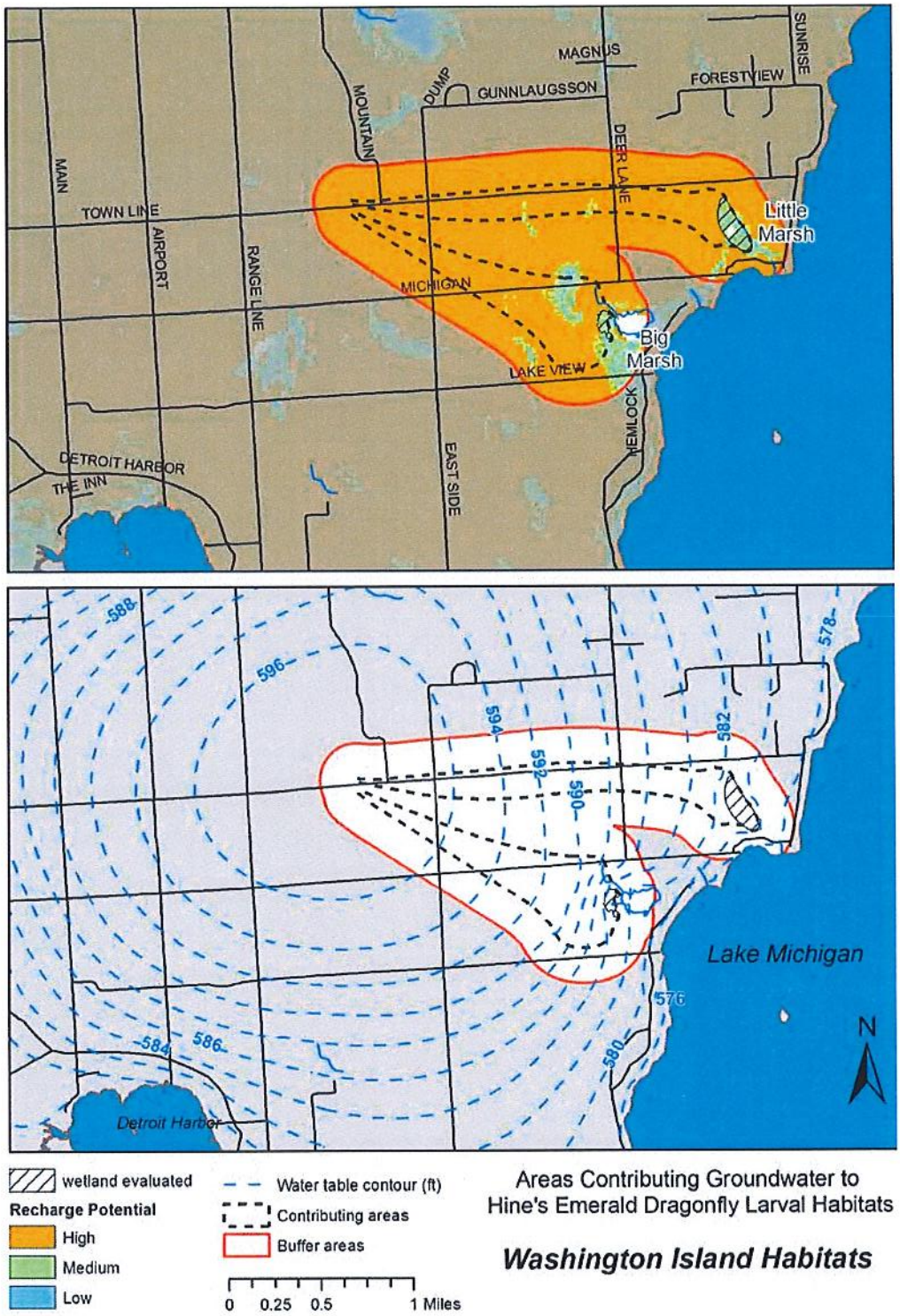


Figure A1. Contributing areas for larval sites on Washington Island.

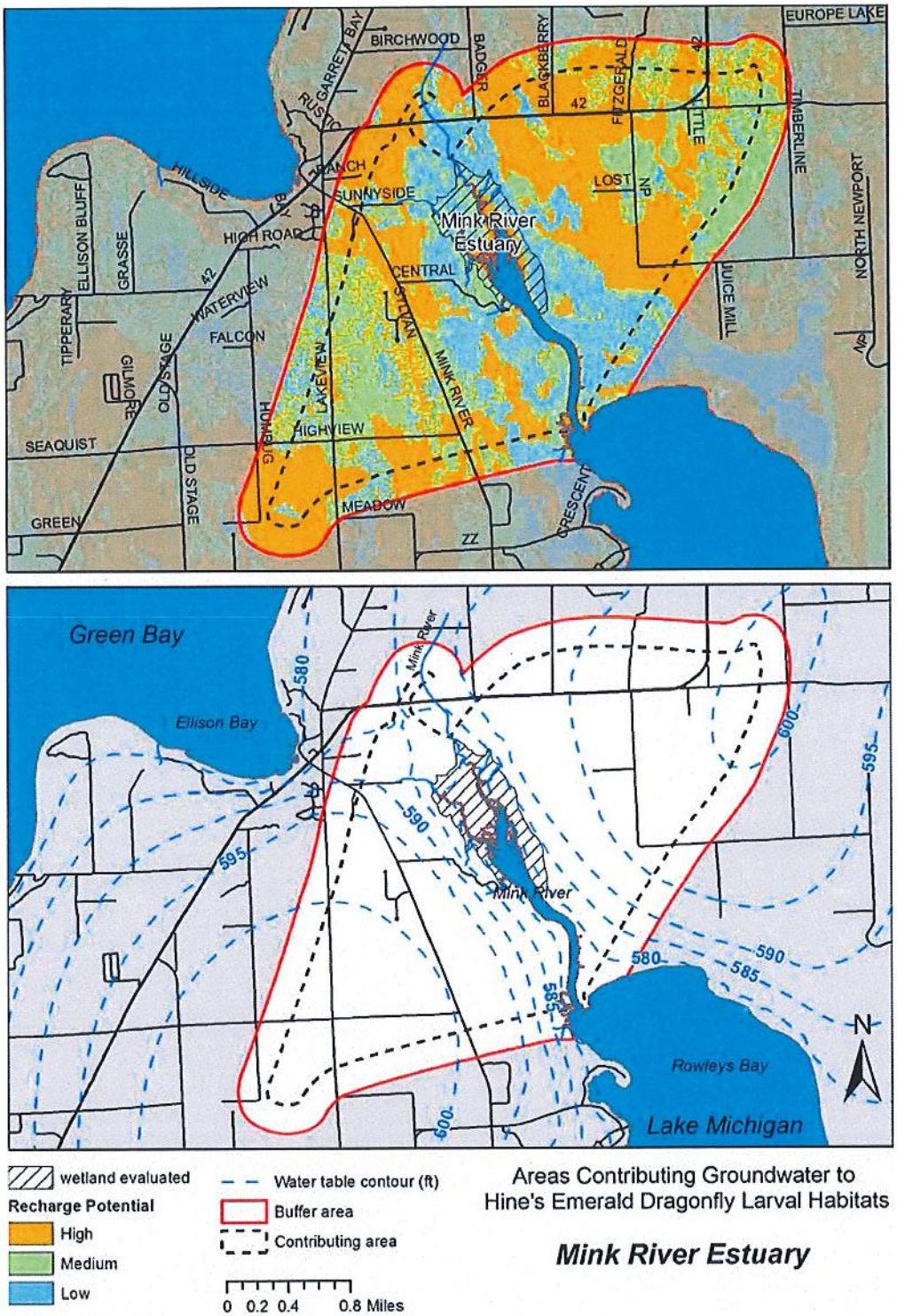


Figure A2. Contributing areas for larval sites along the Mink River

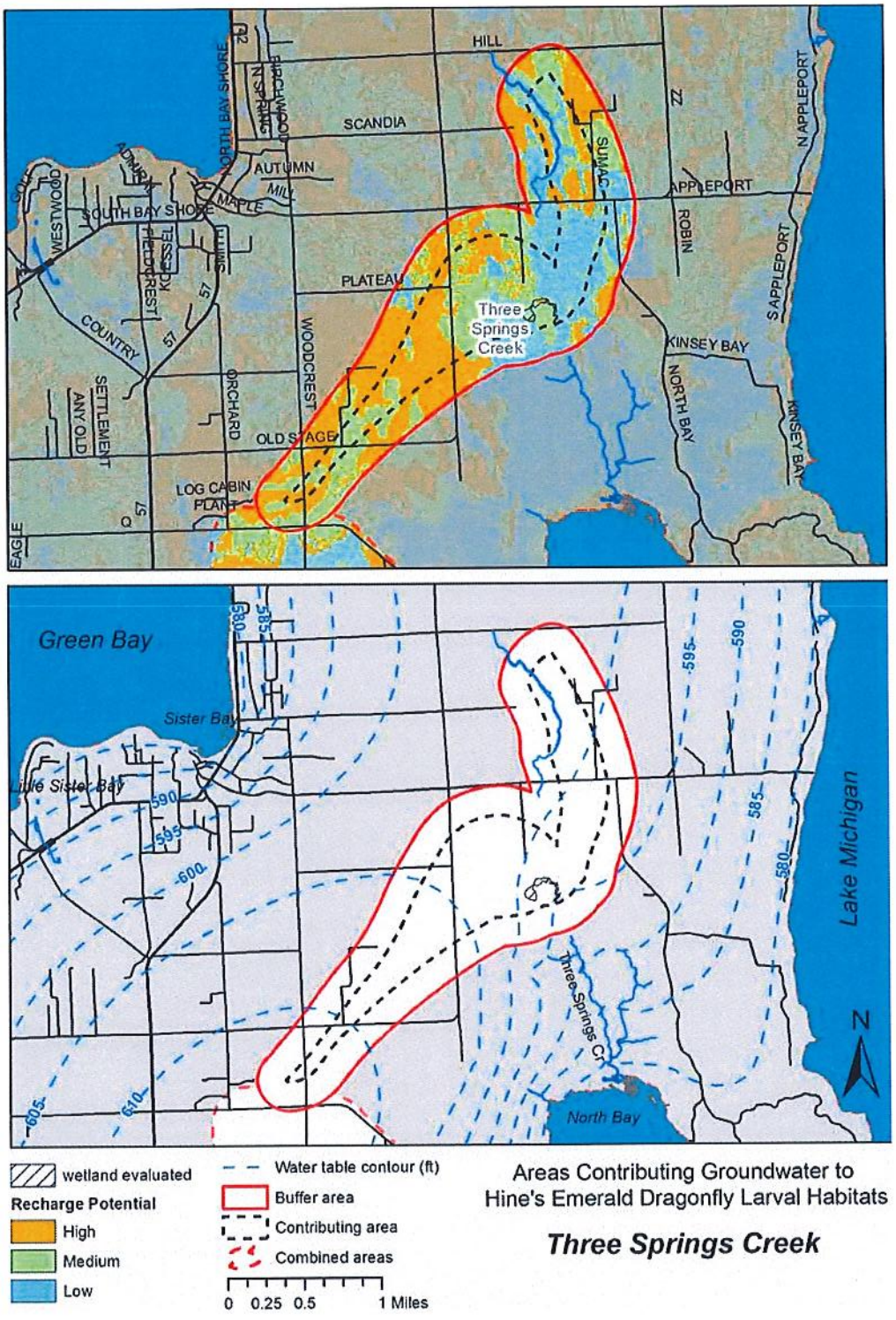


Figure A3. Contributing areas for larval sites along Three Springs Creek

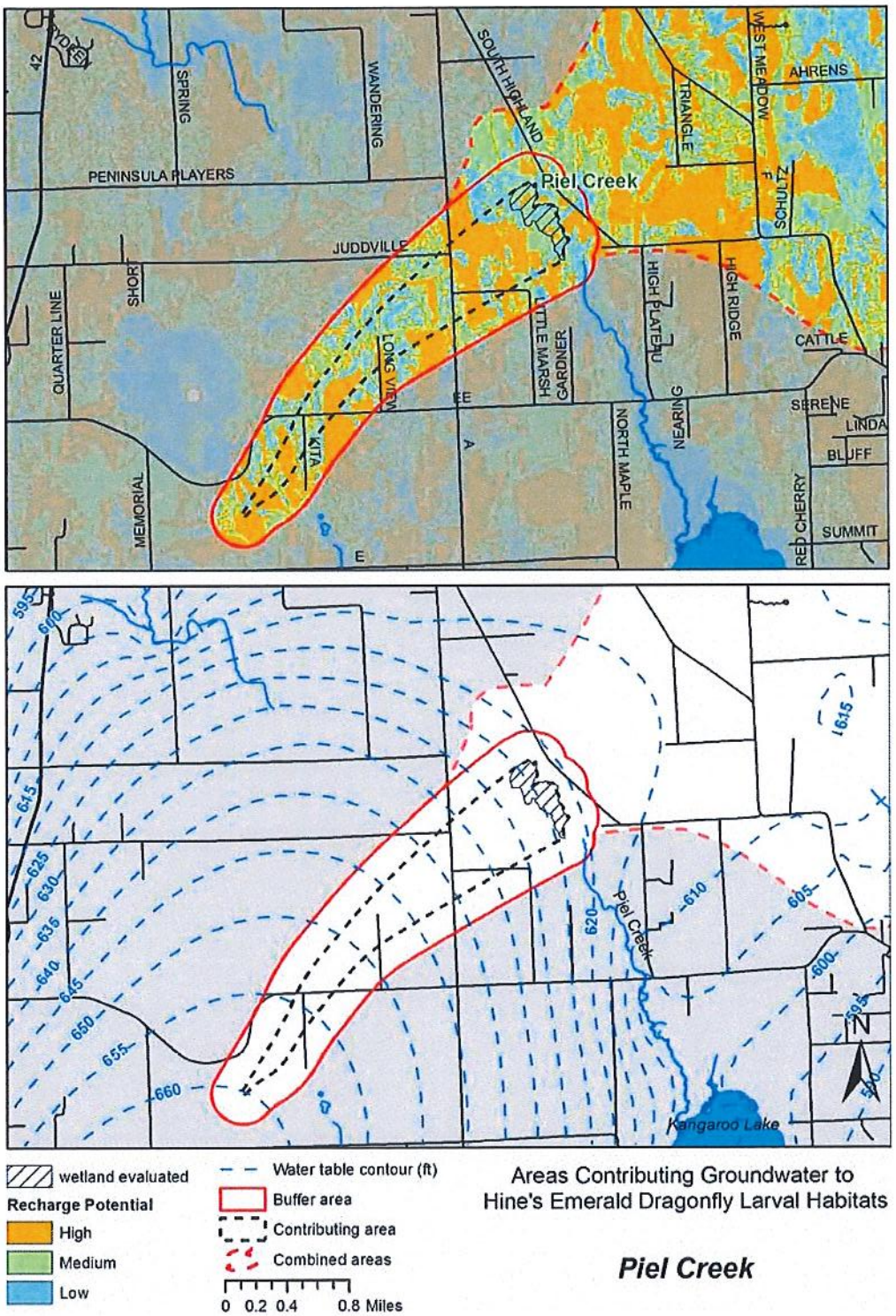


Figure A8. Contributing areas near Piel Creek

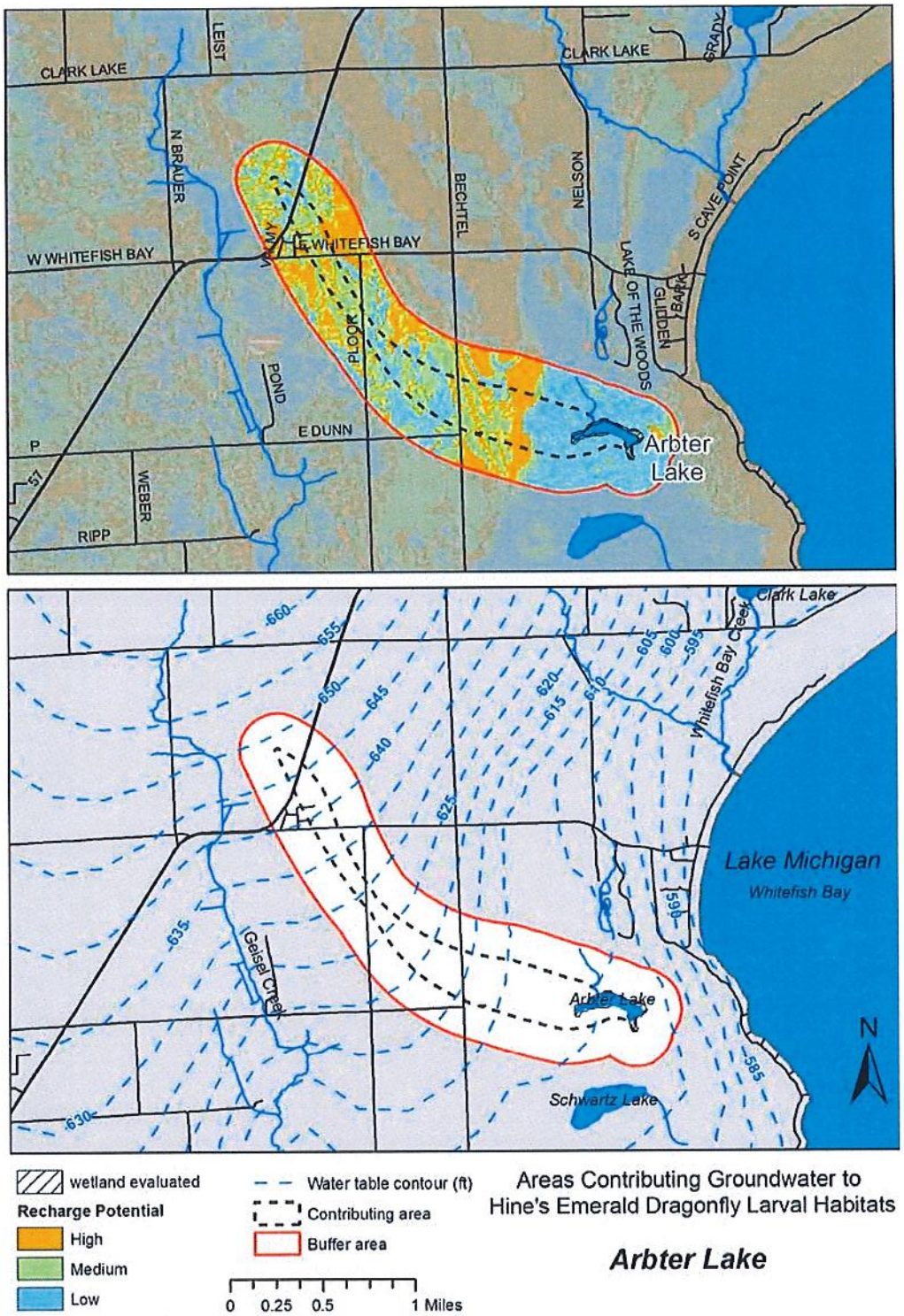


Figure A9. Contributing area for larval sites at Arbter Lake

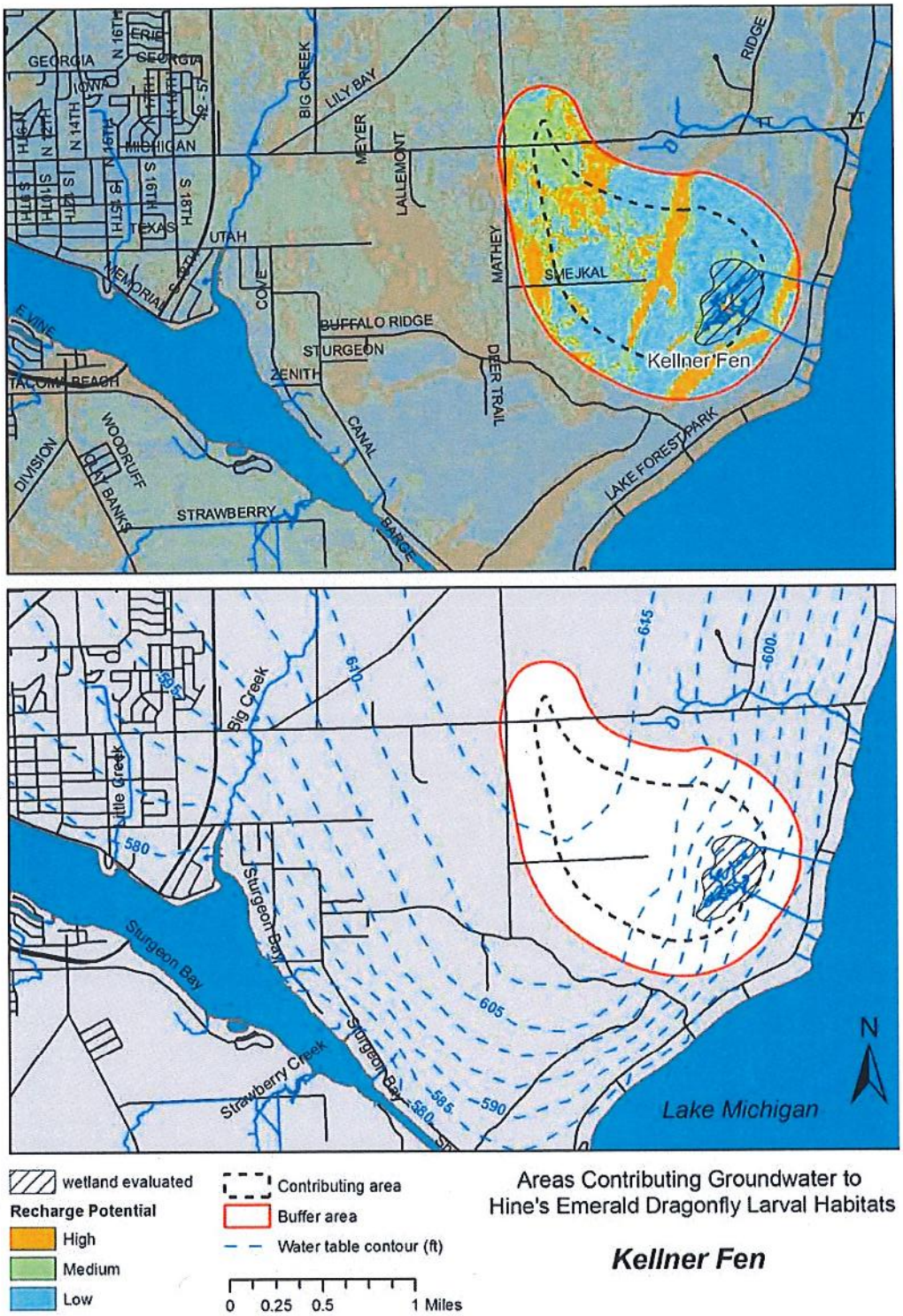
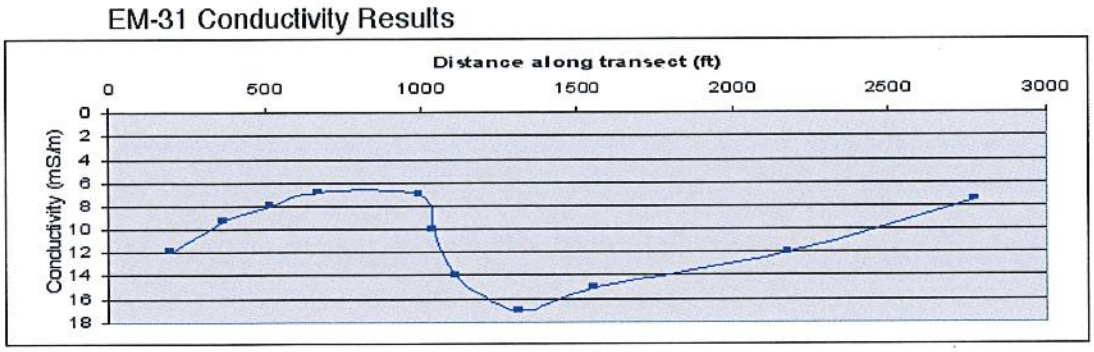


Figure A10. Contributing areas for larval sites near Kellner Fen

Electromagnetic Survey

We also conducted an electromagnetic survey to corroborate the results of the GPR survey. The electromagnetic method induces a current in the ground with a transmitter coil and senses the induced currents with a receiver coil. If the subsurface is a good conductor of electricity, then the induced current is larger and gives a larger signal to the receiver coil. A poor conductor gives a smaller signal to the receiver coil. Saturated soils sands and gravels are good conductors of electricity through the water in their pores. Clays are also very good conductors. Dolomite has few well-connected pores and so is not a good conductor. We made use of this difference of electrical conductivity between the sediment and the dolomite bedrock to provide an independent check on the depth to bedrock predicted by the GPR surveys.

We used an EM-31 conductance meter and recorded the conductance along the Old Lime Kiln Road transect. The EM-31 meter senses and averages the conductivities of all the materials beneath it to a depth of around 20 feet. If there is mostly bedrock beneath the EM-31, then the conductivity will be low, if there is mostly sediment, then the conductivity will be higher. A mix of 10 feet of sediment over bedrock will give an intermediate value. Figure 3 is a plot of the EM-31 measured conductivities along the Old Lime Kiln Road transect. Below that EM-31 plot is the GPR transect for comparison. In general, the agreement is quite good. At around 1000 feet on the transect, the conductivity increases, suggesting a greater depth to bedrock. At the same point, the GPR reflection also decreases to a depth slightly more than 20 feet, also suggesting a greater depth to bedrock. Both the EM-31conductivity and GPR reflection then show a more gradual increase along the transect. The correlation between the EM-31 conductivities and the GPR reflection are not exactly one-to-one because the EM-31 does not linearly average the subsurface conductivities but is most sensitive to the material approximately 1.5 meters below the ground surface.



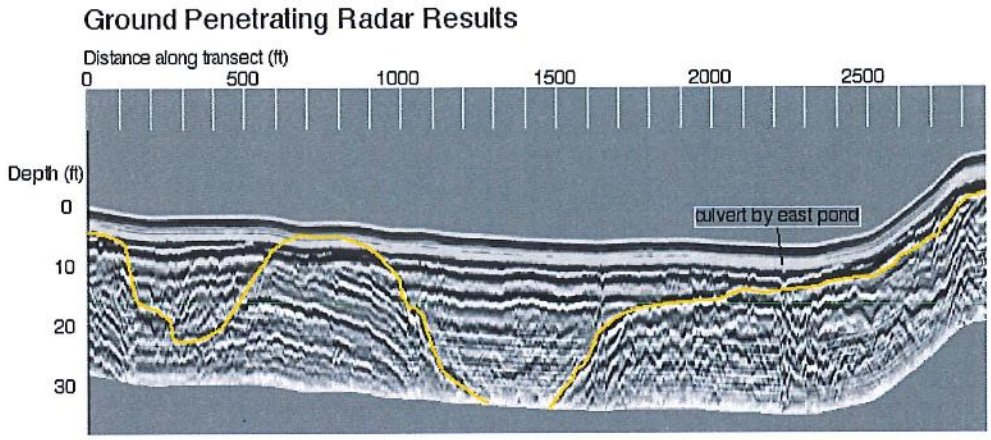


Figure 3. EM-31 conductivity and GPR compared on Old Lime Kiln Road. Both length scales are the same.

Geophysics Conclusions

Ground penetrating radar surveys were conducted on three East-West transects county roads, Pioneer, Old Lime Kiln, and Grove roads. The approximate lengths of the transects were 3000 feet. An electromagnetic survey was conducted along Old Lime Kiln road. The results of that survey support the conclusions of the GPR survey. These surveys all suggest that the depth to bedrock varies along these transects from near 0 to more than 20 feet with sediment filled bedrock valleys. If this conclusion will drive some further investigation or action, we recommend confirmation of the interpreted depths to bedrock by drilling or Geoprobe surveying in selected locations.

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Potential Environmental Impacts of Quarrying Stone in Karst—A Literature Review

U.S. Geological Survey
Open-File Report OF-01-0484

U.S. Department of the Interior
U.S. Geological Survey

Potential Environmental Impacts of Quarrying Stone in Karst—A Literature Review

By William H. Langer

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2001

This report is preliminary and has not been reviewed for conformity with U.S. Geological Survey (USGS) editorial standards nor with the North American Stratigraphic Code. Any use of trade, product, or firm names is for descriptive purposes only and does not imply endorsement by the USGS.

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Layout and cover design by Carol Quesenberry

Contents

Introduction 1
- Purpose 2
- Previous work 2

Natural Formation of Karst 2
Quarrying Carbonate Rocks 6
Production and Use of Carbonate Rocks 7
Potential Environmental Impacts 7
- Engineering Impacts 7
- Cascading Impacts 8
- Geomorphic Impacts 8
- Blasting 9
- Noise 11
- Dust 11
- Habitat and Biota 12
- Water Quality 14
- Surface water 15
- Ground water 15
- Sinkhole Collapse 16
  - Ground-water withdrawal 17
  - Triggering Mechanisms 19
  - Construction Activities 21
  - Analysis of Triggering Mechanisms 22
  - Sinkhole Size, Occurrence, and Area Impacted 22
  - Predicting Collapse Sinkholes 24

Reclamation 25
Legal Aspects 26
Case Studies 27
References 30

Potential Environmental Impacts of Quarrying Stone in Karst—A Literature Review

By William H. Langer

Introduction

Limestone, dolomite, and marble - the carbonate rocks - are the principal karst-forming rocks. Karst is a type of topography that is formed on limestone, gypsum, and other rocks by dissolution that is characterized by sinkholes, caves, and underground drainage regions. Karst areas constitute about 10 percent of the land surface of the world (fig. 1) (Drew, 1999), and there is widespread concern for the effects that human activities have upon the karst environment. Much of the concern is motivated by the adverse environmental impacts of previous human activities in karst areas and the effects that those impacts have had on the quality of life. Many human activities can negatively impact karst areas, including deforestation, agricultural practices, urbanization, tourism, military activities, water exploitation, mining, and quarrying (Drew, 1999) (fig. 2).

Minerals associated with karst have been exploited for many years. Some carbonate rocks contain valuable supplies of water, oil, and gas, may weather to form bauxite deposits, and are associated with manganese and phosphate rock (guano). Coal is often found within thick carbonate rock sequences. Like other rocks, karst rocks may host ore deposits containing lead, zinc, iron, and gold.

Much of the resource extraction conducted in areas of karst is for the rock itself. Unweathered carbonate rocks provide crushed stone and dimension stone resources. The term "crushed stone" refers to the product resulting from the crushing of rocks such that substantially all faces are created by the crushing operation (ASTM, 2000). The term "dimension stone" is generally applied to masses of stone, either naturally occurring or prepared for use in the form of blocks of specified shapes and sizes, that may or may not have one or more mechanically dressed surface (Bowles, 1939: ASTM, 1998).

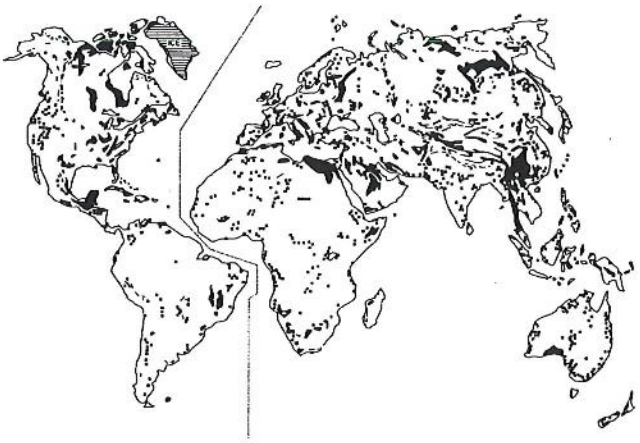


Figure 1. Major worldwide outcrops of carbonate rocks that exhibit at least some karstification *(after Ford and Williams, 1989).*

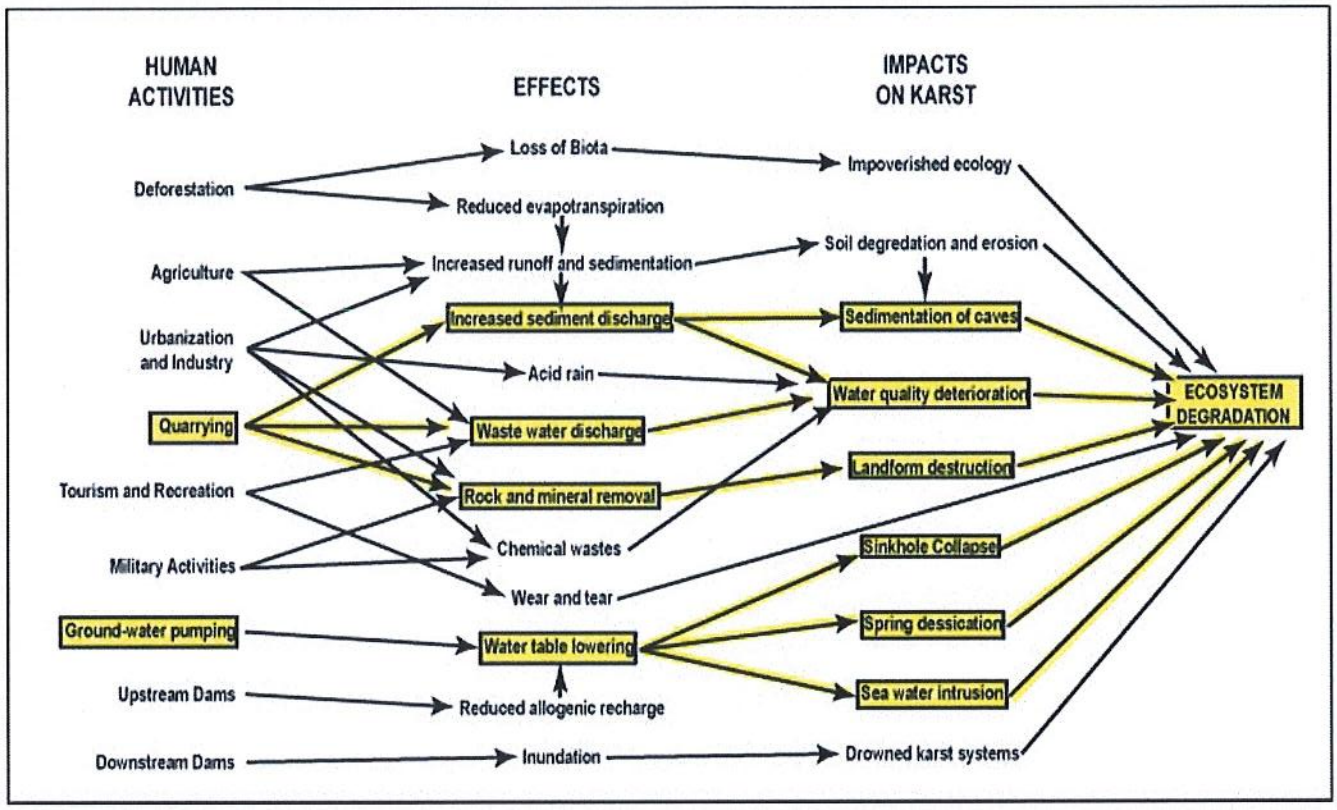


Figure 2. Summary of effects and impacts of various human activities on karst terrains. Effects and impacts from quarrying are highlighted in yellow. *(Modified from Williams, 1993a.)*

Natural karst processes occur gradually over hundreds to thousands of years. The formation of karst includes interactions between carbonate rocks and slightly acidic water. (Actually karst can form on other soluble rocks such as gypsum; however, this report is restricted to carbonate rocks.) Carbonic acid is a mild acid formed when rainwater and carbon dioxide react. As the rainwater passes through the soil, the water absorbs more carbon dioxide and becomes more acidic. Carbonate rock contains openings between beds of rock and as fractures or joints created when the rocks were uplifted, uncovered, faulted, or folded (fig. 4). The slightly acidic water percolates into the rocks through these openings. The openings are enlarged by solvent action of acidic water. The dissolution process is self-accelerating: openings that are enlarged first will transmit more water, thus increasing the rate that acid is brought into contact with the rock, resulting in additional enlargement of the openings.

As underground flow paths controlled by joints, fractures, and bedding planes continue to enlarge over time, water movement changes from small volumes through many small, scattered openings in the rock to concentrated flow through a few well-developed conduits. As flow paths continue to enlarge, caves, conduits, and sinkholes may be formed (fig. 5). Surface streams may lose water to the subsurface or flow into cave entrances, only to reappear many miles away.

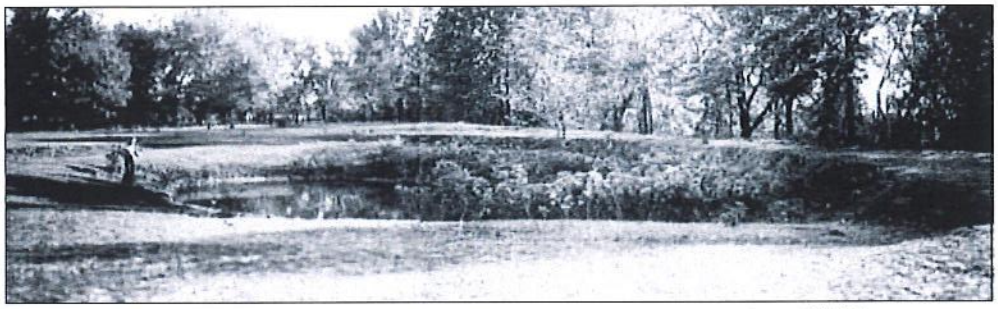


Figure 3. Shallow sinkhole typical of karst terrain in Cherokee County, Kansas. *(USGS photographic library - Pierce # 339, 340.)*

Unusual bedrock surfaces may be created as the carbonate rock is dissolved (fig. 6a and 6b). In temperate climates, some of the surfaces resemble abstract sculptures or contain pointed columns called pinnacles. A residual soil forms over the bedrock because there are minerals within limestone that are not affected by carbonic acid. As the process of dissolution continues, these insoluble minerals collect on top of the bedrock surface as clayey residual material. Some residual material is carried by water into openings in bedrock where they clog the openings. Other material, such as stream alluvium, may overly the clay. Depending on the climate, topography, and type of parent bedrock, soil on the bedrock surface can be non-existent or greater than 50 m thick.

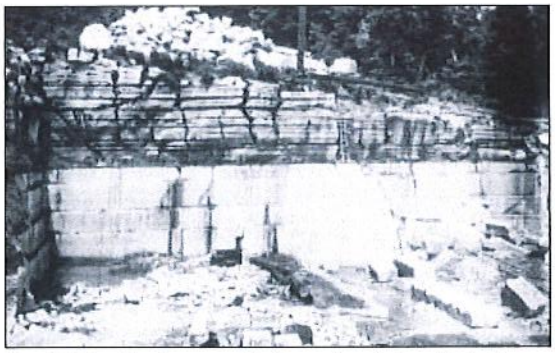
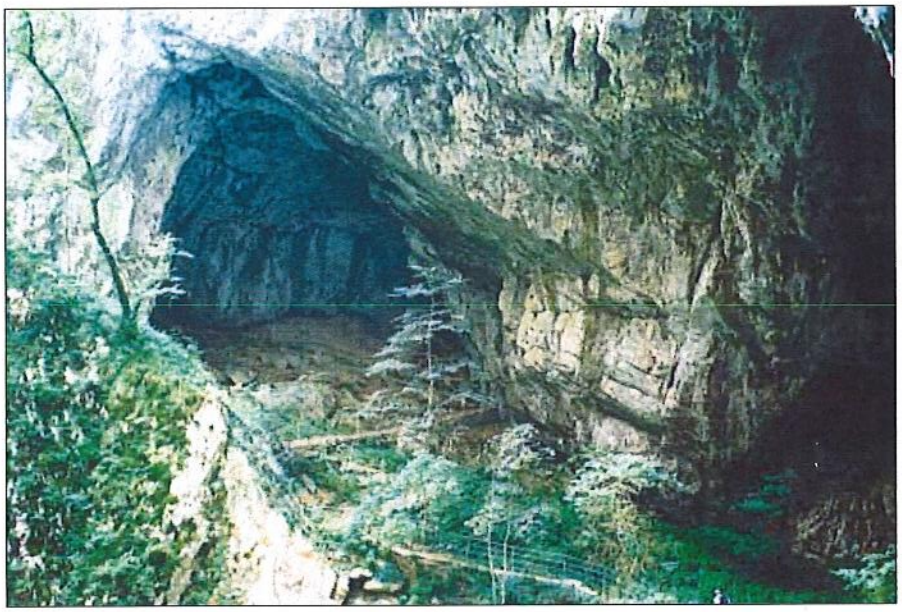


Figure 4. Dimension stone quarry showing weathered outcrop (top) and smooth working face of quarry. Vertical solution channels following fractures and joints in the weathered outcrop extend down into the smooth working face. Horizontal solution features occur between beds of the rock. Notice ladder for scale. *(USGS photographic library - Loughlin 154.)*



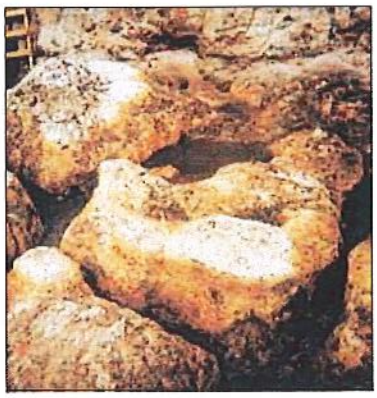


Figure 5 (above). Cave opening in karst terrain, Škocjan Cave, Slovenia.

Figure 6-a (right). Limestone surface in karst area with no soil cover.

Figure 6-b (far right, top and bottom). Removal of overburden has exposed the furrowed and pitted surface of carbonate rock. *(Photograph courtesy of Keith Bennett, Williams Earth Sciences, Inc.)*

Quarrying Carbonate Rocks

The general objective of dimension-stone quarrying is to produce large rectangular blocks suitable for cutting into smaller, regularly-shaped products. The quarrying operation cuts a block of stone free from the bedrock mass by first separating the block on all four vertical sides and then undercutting or breaking the block away from the bedrock (fig. 7). Two of the oldest methods for quarrying are channel cutting and drilling and broaching. A channeling machine cuts a channel in the rock using multiple chisel-edged cutting bars that cut with a chopping action. In drilling and broaching, a drilling tool first drills numerous holes in an aligned pattern. The broaching tool then chisels and chops the web between the drill holes, freeing the block. Both channel cutting and drilling and broaching are slow and the cutting tool requires frequent sharpening. Both methods have generally been replaced with other more efficient methods.

Line drilling and sawing are more modern techniques for quarrying. Line drilling (also called slot drilling) consists of drilling a series of overlapping holes using a drill that is mounted on a quarry bar or frame that aligns the holes and holds the drill in position. Sawing can be accomplished with a variety of saws including wire saws, belt saws, and chain saws. The introduction of synthetic-diamond tools during the 1960's revolutionized stone working. A variety of explosive techniques may also be used to quarry dimension stone, but explosives generally are used in very small amounts, if at all, to avoid fracturing the stone block.

The general objective of crushed stone quarrying is to produce relatively small pieces of rock that are suitable for crushing into gravel-sized particles (fig. 8). To produce crushed stone, the rock is first drilled and blasted. Blasting commonly breaks the rock into pieces suitable for crushing. When the blasted material is dry, it can be extracted by using conventional earth-moving equipment, such as bulldozers, front loaders, track hoes, and scraper graders. Rock quarries that do not penetrate the water table, or where discharge from the water table naturally drains from the quarry, is offset by evaporation, or is otherwise insignificant, commonly are mined dry.

Figure 7. Working face of dimension stone limestone quarry in Lawrence County, Indiana, showing smooth surfaces from which large blocks have been removed. *(USGS photographic library – Burchard #556.)*

Where rock quarries penetrate the water table, the quarries commonly are dewatered by collection and pumping of the ground water. The rock is then mined by the procedures used in a dry quarry. Some operators may prefer not to dewater the quarry, or the inflow may be too great to be pumped. In those operations, the quarries are allowed to fill with water. The rock is drilled and blasted, and the rubble is extracted from under the water using draglines, clamshells, or other equipment. The aggregate may be processed wet or may be placed in windrows and allowed to dry before processing.

Carbonate rock is extracted from about 100 underground mines in the United States. Most of these mines are located in the Mid-Continent and produce crushed stone.

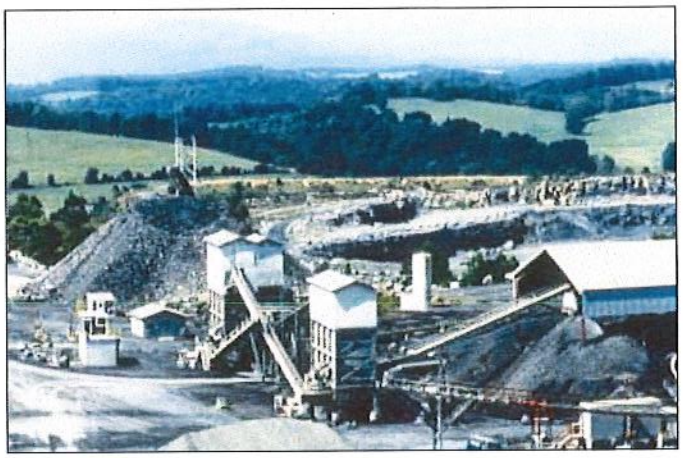


Figure 10. Engineering techniques, such as enclosing equipment and removing dust using vacuums, can mitigate impacts of noise and dust. *(Photograph courtesy of Luck Stone.)*

Figure 11. Quarries can occupy a significant part of the visual landscape.

In broad terms there are three situations where quarries can be located: 1) on flat ground, 2) along or into the side of a valley, and 3) on the side of a hill (Gunn, 1993; Gunn and Bailey, 1993). In most situations, quarries excavated into flat ground have a relatively small impact on geomorphology, which is limited to the removal of sinkholes and cave passageways. Quarries on valley sides can extend laterally along the valley side causing large geomorphic impacts, or they can work back into the valley wall, where the impact is less (Gunn, 1993; Gunn and Bailey, 1993). Quarries on hills generally have a large geomorphic impact. Gunn (1993) reports that crushed stone quarrying has removed an entire karst hill and large portions of other nearby karst hills in the Mendip Hills, UK.

Blasting

One of the most frequent complaints the public makes to the crushed stone industry situated near population centers is about blasting noise (National Academy of Sciences, 1980). Blasting may occur daily or as infrequently as once or twice a year. The blasting techniques used in crushed stone operations are significantly different than those used in dimension stone quarrying. Whereas large amounts of explosives are used in crushed stone operations to produce appropriate-sized rubble (fig. 12), the dimension stone industry uses only small amounts of explosives to loosen large blocks of stone.

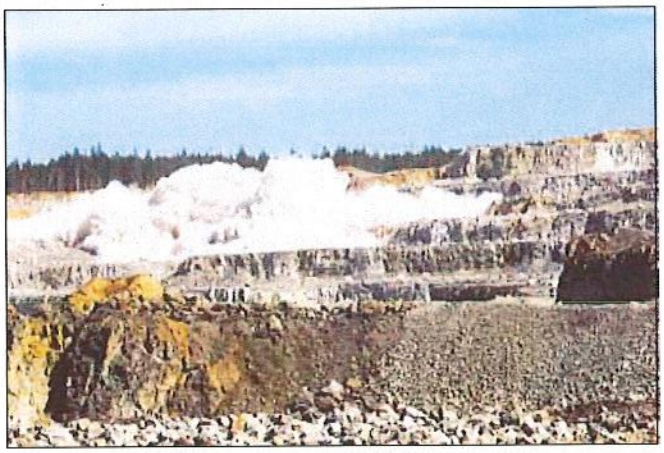


Figure 12. Rock is drilled and blasted for use as crushed stone. In some isolated areas where people are not located nearby, larger amounts of explosives may be used.

Geology, topography, and weather affect the impacts of blasting. Blasting noise generally increases with the amount of explosive, with specific atmospheric conditions, and with proximity to a blast. The area in front of a blast commonly receives more noise than an area behind a blast. People differ greatly in their response to blasting (National Academy of Sciences, 1980).

The technology of rock blasting is highly developed, and when blasting is properly conducted, most environmental impacts should be negligible. By following widely recognized and well-documented limits on ground motion and air concussion, direct impacts from ground shaking and air concussion can be effectively mitigated. Those limits and methods to measure them are discussed in Moore and Richards (1999), Bell (1992), Berger and others (1991), and National Academy of Sciences (1980).

When an explosive is detonated enormous amounts of energy are released. Most of the energy of a properly designed blast works to displace rock from the quarry face. The remaining energy is released as vibrations through and along the surface of the earth and through the air. Most of the energy that goes through the earth comes to the surface within a few meters of the detonation and travels as surface waves, which may cause ground shaking. A small amount of the energy is transmitted through the rocks as shear waves, which commonly are insignificant.

When a blast is detonated, some energy will escape into the atmosphere causing a disturbance in the air. Part of this disturbance is subaudible (air concussion) and part can be heard (noise). Air concussion is most noticeable within a structure, particularly when windows and doors are closed. The air concussion creates a pressure differential between the outside and inside the structure causing it to vibrate.

Poorly designed or poorly controlled blasts may cause rocks to be projected long distances from the blast site (flyrock), which can be a serious hazard. Flyrock is not commonly a problem with carefully designed and executed blasting plans, but is a situation that deserves careful attention. The pinnacled bedrock in karst can complicate blasting, increasing the risks for flyrock.

Blast-induced vibrations and shock waves can cause stalagmites and stalactites to break off and cause cave roofs to crack or collapse. Blasting may cause fracturing of quarry walls, increasing permeability and increasing drainage towards quarry face (Gagen and Gunn, 1987, Gunn and Bailey, 1993). The blast zone beneath the quarry floor in subwater table quarries may be considered as a separate aquifer with high fracture density, low primary porosity, and negligible conduit development (Smart and others, 1991).

Blasting-induced fracturing or aperture widening may play a role in initiating flooding events.

Lolcama and others (1999) describe a situation where blasting opened a conduit under the floor of a quarry. The conduit was connected to a nearby river and to a local water storage basin. Extensive grouting was required to stop the inflow of water from those sources.

Blasting can negatively impact karst biota and may cause problems with ground-water availability and quality (discussed below).

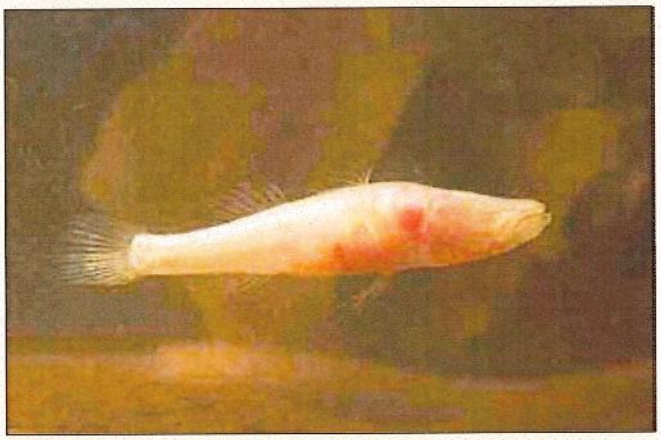


Figure 16a (top left). Karst inhabitant – Bamazomus. *(Photograph courtesy Elery Hamilton-Smith.)*

Figure 16b (bottom left). Karst inhabitant – Milyeringa. *(Photograph courtesy Elery Hamilton-Smith.)*

The biodiversity of karst ecosystems is highly restrictive. Some species are restricted to single cave systems and are little known. For example, about 47 species of aquatic and terrestrial invertebrates have been collected from the Movile Cave and nearby springs in southern Romania. Thirty of the 47 species were previously unknown and appear to be endemic to the system (White and others, 1995).

As rock is removed by quarrying, any cave passage is destroyed, along with any sediments it may have contained. The habitat provided by the caves and passages will cease to exist. Animals that inhabit the twilight or transition zone, and are mobile and able to find new homes, might survive; the rest will die. Creatures that have adapted to the deep and stagnant zones will perish.

Quarrying may intersect active ground-water conduits, or cause their blockage, with adverse consequences for aquatic communities. Ground-water withdrawal and diversion of surface water may cause aboveground and underground hydrologic systems to dry up. Water bodies, which may be inhabited by small, site-endemic fish and snail species, will disappear and with them, the species. Alterations of flow volumes and patterns and the availability of nutrients can profoundly change the limestone environment and may lead to the extinction of whole communities (Vermeulen and Whitten, 1999). Lowering the water table will increase the thickness of the unsaturated zone, which can change the pH of the water in the unsaturated zone, which will change the biotic environment in small voids in the rock, which will kill species that live there.

Blasting can negatively affect karst habitat and biota. Blast-induced vibrations and shock waves can cause cave roofs to crack or collapse, and karst environmental conditions can be altered by just one new crack. Light may enter an otherwise dark cave or passage, or streams and ponds may suddenly drain into a new crack in the floor. Either situation can result in the death or displacement of cave communities (Vermeulen and Whitten, 1999).

Figure 17a. Fuel oil spills can rapidly contaminate karst aquifers. *(Photograph courtesy Elery Hamilton-Smith.)*

Figure 17b. Properly constructed containment facilities can protect the aquifer from potential fuel spills. *(Photograph courtesy Lafarge.)*

Large amounts of silt and other effluents from quarries (waste, fuel, oil) may pollute rivers as well as underground water bodies within and far beyond the boundaries of the limestone area (fig. 17a and b). Rivers in Indo-China, for example, host hundreds of species of large freshwater clams and snails, many of which are site endemic to a section of one stream. Development puts great pressure on these animals, which are very vulnerable because they are easily smothered in mud or killed by chemical pollution when silt is allowed to seep into a river. Fish communities are equally vulnerable (Vermeulen and Whitten, 1999).

Surface Water

Engineering activities associated with quarrying can directly change the course of surface water. Sinkholes created by quarrying (see below) can intercept surface water flow. Conversely, ground water being pumped from quarries changes streams from gaining streams to loosing streams and can drain other nearby surface water features such as ponds and wetlands. Similarly, blasting (see above) can modify ground-water flow, which ultimately can modify surface water flow. Discharging quarry water into nearby streams can increase flood recurrence intervals.

Ground Water

Overall, quarrying in the unsaturated zone is likely to result in relatively local impacts such as increased runoff, reduced water quality, rerouting of recharge water through the aquifer, and localized reduction in ground-water storage. In karst areas, the unsaturated zone commonly contains only a small percentage of storage, and where the unsaturated zone is thin, impact on ground-water quantity generally is minimal (Hobbs and Gunn, 1998). However, Smart and Friederich (1986), Dodge (1984), and Gunn (1986) all describe areas where a thick, well-developed unsaturated zone is present. In those areas, the unsaturated zone may store significant quantities of water. Following rainfall, water may be collected and temporarily stored in the unsaturated zone, until it subsequently joins the ground-water system.

The major impact of quarrying in the karst saturated zone relates to quarry dewatering and the associated decline of the water table. It should be noted that there are many human activities other than quarrying that can affect ground-water levels, including municipal, industrial, and private ground-water withdrawals, irrigation, use of ground water for freeze protection, and mine drainage from other mineral resource extraction activities. Drought is a natural cause for water table declines. Many of the reports of dramatic declines of the water table refer to underground mines, rather than surface quarries.

Figure 19. Human-induced sinkholes formed during the development of an irrigation well affected a 20-acre area and ranged in size from less than 1 foot to more than 150 feet in diameter. *(Photograph courtesy Ann Tihansky, USGS.)*

Natural sinkholes (fig. 18) can form through the dissolution of rock (solution sinkhole) or through the failure of a bedrock roof overlying a cavern (collapse sinkhole). The formation of both of these types of sinkholes occur over periods of geologic time, not within a human lifetime. The solution of rock has little to do with the final cause of sinkhole collapse, however, it can set the stage for some human-induced event in the future (Thorpe and Brook, 1984; White and White, 1995). Of an estimated 4,000 sinkholes formed in Alabama between 1900 and 1976, only 50 were natural collapses (Newton, 1976).

Human-induced sinkholes are those caused or accelerated by human activities and commonly are characterized by catastrophic subsidence (Newton, 1976; LaMoreaux and Newton, 1986; LaMoreaux, 1997). If human activities had not taken place, these sinkholes would not have occurred, would not have occurred when they did, or, under natural conditions, would have occurred as subsidence, not rapid collapse (Newton, 1987). Human-induced sinkholes (fig. 19) commonly form as a result of ground-water withdrawal, construction activities, or a combination of both.

Ground-Water Withdrawal

Human-induced sinkholes in karst commonly are caused by human activities that lower the water table below the rock/soil interface (fig. 20). Many human activities, in addition to quarrying, can lower the ground-water table. While quarrying commonly is restricted to relatively small areas, other activities tcan be spread out, which may increase their relative impacts on the environment. Regardless, in some situations quarrying includes ground-water withdrawals and should be carefully addressed.

A classic case of sinkhole development caused by dewatering an underground limestone quarry occurred in the Hershey Valley, Pennsylvania (Foose, 1953, 1969; Foose and Humphreville, 1979). In 1949, increased pumping from the quarry created a cone of depression covering 600 hectares. Nearly 100 subsidence sinkholes formed above the cone of depression within three months of the increased pumping. Sinkhole development ceased after quarrying dewatering stopped and the water table returned to normal.

Figure 20a. Hypothetical cross section showing karst area under conditions prior to quarry development. The water table (1) is generally above the soil / bedrock contact. Natural ground-water discharges to a spring (2), and a perennial stream (4), which support a wetland (3) and a riparian woodland (5). The surface of the bedrock is highly irregular (6), and is referred to as pinnacled bedrock. A natural sinkhole occurs where the water table is below the soil / bedrock contact (7).

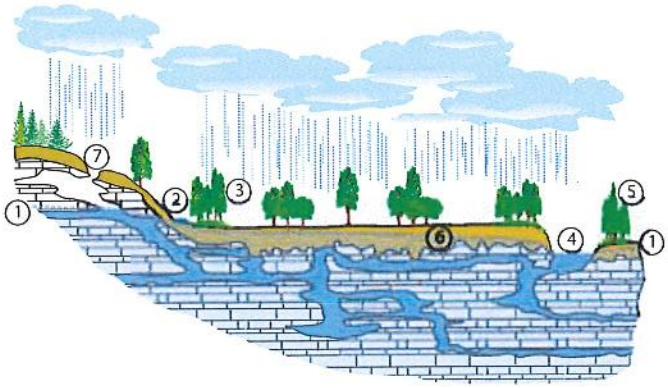


Figure 20b. Hypothetical cross section showing karst area under worst-case conditions after quarry development. Under actual conditions, none, some, or all of these conditions may exist. Quarry dewatering has lowered the water table (1) below the soil / bedrock contact. Natural ground-water discharge to a spring (2) and perennial stream (4) has stopped, resulting in destruction of the wetland (3), drying up of the stream (4) and destruction of the riparian woodland (5). Underground cavities formed in the soil in the area of the pinnacled bedrock due to loss of buoyant support and piping (6). The ground above the cavity has subsisded, resulting in the formation of a wet area, and the tilting of fence posts or trees (7). Ultimately these cavities could collapse, creating a collapse sinkhole (8).

Volume Shrinkage

As ground water is lowered in areas of pinnacle weathering, volume shrinkage due to compaction of the unconsolidated debris takes place. If two pinnacles are less than 10 – 15 m apart, the weight of the sediment load between the pinnacles can be carried as an arch (Foose, 1967). As spalling occurs, the cavity grows upward, enlarging the vaulted roof. There is a limit to the weight that the arch can hold, and when the ability of the arch to hold the load is exceeded, rapid upward propagation of the arch by continuous spalling results in sudden collapse of the surface.

Soils with low cohesive strength, such as dry sands, tend not to form a stable arch. There is a continuous flow of soil down the drain (raveling) and instead of an abrupt collapse, the sinkhole forms by a process of continuous subsidence. Human influences, particularly dewatering, can greatly modify the rate of soil transport (Newton and others, 1973).

Piping or Induced Recharge

When cavities in the soil or bedrock are filled with ground water (fig. 21, block A), surface water cannot flow into the cavities. When the water table is lowered, the cavities drain, thus allowing the inflow of surface water. Surface water passes through the residual soil, eroding it and carrying it downward into the air-filled cavities by a process called piping or subsurface mechanical erosion (LaMoreaux, 1997) (fig. 21, block C). Soil is piped down into the bedrock creating a void within the soil mantle. As time passes, more and more soil is piped down the drain and the void grows with an arched roof held up only by the cohesive strength of the soil. Eventually, the void becomes too large for the soil arch to support its own weight and there is a collapse (fig. 21 block D). The fallen roof may obscure the bedrock surface and the drain. The freshly-formed sinkhole is usually roughly circular in outline and has near vertical walls (Lolcama and others, 1999; White and White, 1995). Piping is well-documented by observations of the pumping of "muddy water" during quarry dewatering (Foose, 1953, 1967). Piping is most active during periods of heavy or prolonged rainfall.

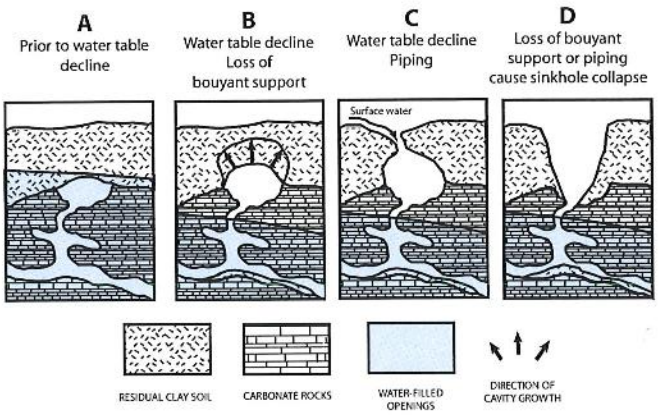


Figure 21. Diagram showing mechanics of sinkhole development.

Increased Velocity of Ground Water

Surface structures, such as storm drains, parking lots, and roof drains, concentrate recharge into a single inlet point in the carbonate rock, thus encouraging piping. Construction activities of various kinds can also raise hydraulic heads, increase velocities in the drain, and thus also enhance the rate of sediment transport leading to accelerated sinkhole development (Newton, 1986).

Ground-water withdrawal creates an increased hydraulic gradient, which results in an increased velocity of ground-water movement. Increased water velocity results in flushing of sediments filling openings in cavity systems. In turn, downward movement of overburden sediments into newly created bedrock openings, results in a sinkhole (Newton, 1976, 1984a, 1984b, 1984c).

A decline in potentiometric surface under artesian conditions produces increased head differential, which results in increased velocity of recharge through the confining bed. The energy of this movement is diffuse, and unless the confining bed is breached, will not be expected to contribute to sinkhole development (Newton, 1987).

Figure 22. "A giant sink hole opened up on Thursday, September 19 [1975] at a drilling site near Tampa, Florida and swallowed up a well-drilling rig, a water truck, and a trailer loaded with pipe all valued at $100,000. The well being drilled was down 200 ft when the ground began to give way to what turned out to be a limestone cavern. Within 10 minutes all the equipment was buried way out of sight in a crater measuring 300 ft deep, and 300 ft wide. Fortunately, the drilling crew had time to scramble to safety and no one was hurt." -from National Water Well Association newsletter. *(Photograph courtesy Tom Scott.)*

Construction Activities

Some sinkhole failures are induced by construction activities and are of major significance because they directly affect the site being developed, either immediately or some years later. Construction activities that can trigger sinkholes include 1) diversion or impoundment of drainage, 2) removing overburden, 3) drilling, augering, or coring 4) blasting, 5) loading, and 6) removal of vegetation. A lowered water table may leave sections of ground in a critical state awaiting construction activity to triggers their failure; however, even without a water-table decline, the same activity may prompt failure, but statistically less often.

Diversion or Impoundment of Drainage

A major influence from construction is the diversion of natural drainage. Concentration of drainage at the surface, such as leaking pools, impoundments, pipes, canals, and ditches, can all create point discharge into the soil, inducing ground water to move through overburden into bedrock. This can result in an increased velocity of ground water, piping, saturation of overburden, and loss of cohesiveness of unconsolidated deposits (LaMoreaux, 1997). These effects can result in collapse of the overburden into openings below.

Runoff from roads or buildings commonly is disposed of into ditches, soakaway drains, or dry wells in soil over carbonate rock. Ditches and drainage wells cased into the limestone should perform safely, but, if poorly installed, leakage may cause adjacent or nearby failures (Crawford, 1986). In Pennsylvania, 7 km of highway induced 184 sinkholes along its associated drainage channels within 12 years (Meyers and Perlow, 1984).

Removing Overburden

Excavation of part of a soil cover may thin the roof of a soil cavity to a point of failure. Removal of a clay soil may permit drainage through previously sealed sands. Some Missouri railroads stand on banks made from soil excavated adjacent to them, and the marginal hollows frequently develop sinkholes (Aley and others, 1972).

Drilling, Augering, or Coring

These activities cause erosion of overburden into underlying openings. Unsealed boreholes can allow surface water to gain new access to the subsurface or may allow a perched soil aquifer to drain into a bedrock cavity. Drilling has resulted in collapses at or near working drill rigs (fig. 22) or the holes created (LaMoreaux, 1997). During 1960 an USGS driller was killed when a sinkhole formed around a test hole in Florida (Newton, 1987). Installation of wells at Westminster, Maryland, in 1940 and 1948 was associated with nearby sinkhole collapse (Newton, 1987). A sinkhole collapsed next to a USGS test well near Dickson, Tennessee, in May 1981 (Newton, 1987).

Blasting

Explosives create vibrations that can disturb the overburden and trigger its downward movement into solution openings in bedrock (Stringfield and Rapp, 1976; Ekmekçi, 1993; LaMoreaux, 1997). The village of Liangwu, in southern China, was abandoned when nearby blasting triggered 40 sinkholes, and another 100 followed soon after in an area 1800m long (Yuan, 1987).

Legal Aspects

The legal situation concerning induced sinkholes and other environmental impacts in karst is reviewed by Quinlan (1986), LaMoreaux (1997), and LaMoreaux and others (1997).

Quinlan (1986) summarizes case law, legal concepts of ground water and surface water, liability, and law review articles. He reviews the rationales of plaintiffs and defendants, including the allegations that serve as the basis of liability for damages and the defenses against those allegations.

LaMoreaux (1997), and LaMoreaux and others (1997) primarily discuss regulatory standards and the geologic and hydrologic conditions that lead to legal disputes. The authors point out that nearly every State in the United States has implemented legislation, rules, and regulations that apply in part or totally to karst terrain and give examples of State and local laws.

An example of the difficulties in determining the proximate cause of a sinkhole is demonstrated by the investigation of a catastrophic sinkhole that occurred near Westminster, Maryland (Gary, 1999). On March 31, 1994, a sinkhole opened up in the middle of a State road. The sinkhole measured approximately 8 m by 6 m, and was 4.5 m deep. A man drove into the sinkhole and was killed. An active quarry operation was located about 600 m away, and two municipal water supply wells were within 1.6 km of the sinkhole. An isolated pinnacle of limestone occurred in the center of the roadway alignment. A dye trace was conducted to determine if there was a hydraulic connection between the sinkhole and the quarry or other pumping locations. Sampling stations were placed throughout the surrounding valley and in the nearby quarry. There was no dye recovered in the sample sites, therefore, there was no conclusive evidence that quarry dewatering was the cause for the sinkhole.

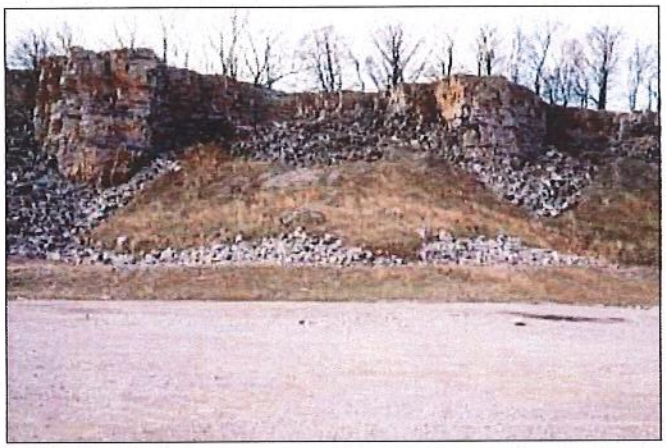


Figure 24. Face of limestone quarry after restoration blasting and habitat reclamation. *(Photograph courtesy John Gunn.)*

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An Assessment of the Economic Impact of the Proposed Stoneco Gravel Mine Operation on Richland Township

August 15, 2006

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An Activity of the W.E. Upjohn Unemployment Trustee Corporation

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Executive Summary/Introduction

This report, which was completed at the request of the Richland Township Planning Commission, provides an estimation of the economic impact of the proposed Stoneco Gravel Mine Operation on Richland Township.[1] The following impacts are assessed in this study:

1. The potential impact on residential property values in Richland Township.
2. The potential employment impact of the proposed gravel mine on the area's economy.

In addition, we carefully reviewed the economic impact reports provided by Stoneco for consideration.

In the preparation of this impact analysis we used nationally-recognized modeling techniques that are the standard for academic research.

We estimate that the proposed gravel mine will have a significant negative impact on housing values in Richland Township. Once in full operation, the gravel mine will reduce residential property values in Richland and Richland Township by $31.5 million dollars, adversely impacting the values of over 1,400 homes, which represent over 60 percent of the Richland residences.

In addition, the mining operation will have an insignificant impact on area employment and personal income. At most, we estimate that only 2 additional jobs will be created in Kalamazoo County due to the mining operation. The mining operation serves the local market, and analysis based on the Institute's econometric regional model for the Kalamazoo region shows that it will bring in an insignificant amount of new income into the area's economy, $58,000. Although the mine will employ an estimated 5 to 10 workers and require drivers to haul an estimated 115 to 120 truck loads of gravel per day,

[1] The report was completed without charge as part of the W.E. Upjohn Institute's community service commitment. The Institute has prepared requested reports and analyses for the City of Kalamazoo, theCity of Hastings, the City of Battle Creek, the City of Grand Rapids as well as other local governmental units and school districts.

most all of these jobs would simply "displace" any employment growth in the county's 15 existing gravel pits.

Stoneco has not established a need for new aggregate capacity. Kalamazoo County is currently serviced by 15 gravel operations, and in recent years, employment in the county has been shrinking and the population has been stagnant. Consequently, there is no *prima facie* case that new capacity is needed. To definitively determine whether such a need exists, we would need to have information on projected demand for aggregated material in the county and capacity of the gravel pits currently servicing the county.

Finally, a careful evaluation of the five impact studies presented by the Stoneco finds that their methodologies are seriously flawed, and thus conclusions drawn from the analyses are invalid.

Qualifications

The W.E. Upjohn Institute for Employment Research is an internationally-recognized independent, non-profit economic research organization established in 1945 for the sole purpose of conducting research into the causes and effects of unemployment and measures for the alleviation of unemployment. The Institute currently has a staff of 60 including 10 senior-level economists, and its research agenda includes issues on the international, national, state, and local levels.

For the past 20 years the W.E. Upjohn Institute has maintained a strong research focus on west Michigan which includes

- The publication of its quarterly economic report: *Business Outlook for West Michigan.*
- The preparation of short- and long-term employment forecasts for all of the metropolitan areas in west Michigan including Kalamazoo, Battle Creek, Grand Rapids, Muskegon, and Holland.
- The completion of numerous economic impact reports and economic development strategies for communities in Michigan.

George Erickcek, the Institute's Senior Regional Analyst, was the lead researcher for this study. He received his Masters of Economics at the University of Pittsburgh and has been with the Institute since 1987. George has prepared numerous economic impact, benchmarking, and forecasting studies for the west Michigan region, and has conducted research on the national and international level.

Methodological Approach to Estimating the Impact on Housing Values of the Proposed Gravel Mine

Many factors influence housing prices. These include, of course, the characteristics of the house or dwelling unit, such as size, age, lot size, number of bedrooms and bathrooms, as well as its upkeep. In addition, the house's proximity to amenities such as a lake or pleasing neighborhood or "disamenities" (e.g. landfills, pollution sites) can have a substantial impact on its price.[2]

Economists have found that "hedonic pricing models" are extremely useful in isolating the contribution of specific factors on the price of housing, as well as other goods. First developed by University of Chicago economist Sherwin Rosen in 1974, hedonic pricing models use a statistical regression technique that allows the researcher to estimate the impact of one factor, e.g. the proximity of a neighborhood park, on the value of a house while holding all of the other factors impacting the house's value constant. There is an extensive literature applying hedonic pricing models to study the effects of environmental disamenities on residential property values. These studies generally show that proximity to landfills, hazardous waste sites, and the like has a significant negative effect on the price of a residential property.[3]

Professor Diane Hite, an economist who has published widely in the area of property value impact analysis, has recently applied hedonic pricing methodology to study the effects of a gravel mine on nearby residential values. This appears to be the only rigorous study to date of gravel mine impacts on property values.[4] Her study is based on detailed data from Delaware County, Ohio that were collected by the Ohio State University for the purposes of studying land use planning.

Hite examines the effects of distance from a 250-acre gravel mine on the sale price of 2,552 residential properties from 1996 to 1998. Her model controls for a large set of other factors that determine a house's sale price, including number of rooms, number of bathrooms, square footage, lot size, age of home, sale date, and other factors specific to the locality, so that she can focus solely on the effect of proximity to the gravel mine on house values. She finds a large, statistically significant effect of distance from a gravel mine on home sale price: controlling for other determinants of residential value, proximity to a gravel mine reduces sale price. Specifically, Hite reports that the elasticity of house price with respect to distance from a gravel mine is .097, implying that a 10 percent increase in distance from the gravel mine is associated with slightly less than a 1 percent increase in home value, all else the same (Appendix A).[5] Conversely, the closer the house to the proximity to the mine, the greater the loss in house value.

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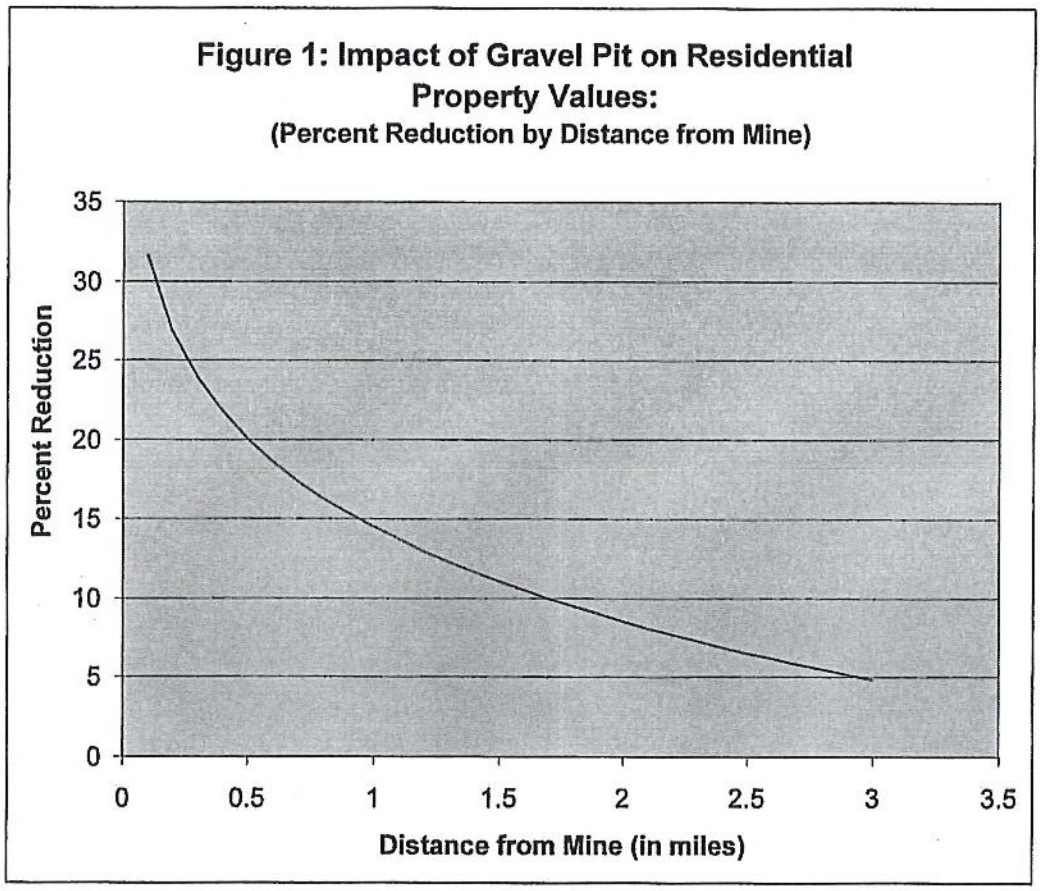
[2] In a recent study of the impact of housing programs in the City of Kalamazoo, we found that moving a house from one neighborhood to another can add or subtract as much as $20,000 from its value.

[3] For reviews of some of this literature, see Arthur C. Nelson, John Genereux, and Michelle Genereux, "Price Effects of Landfills on House Values," *Land Economics*, 1992 68(4): 359-365 and Diane Hite, Wen Chern, Fred Hitzhusen, and Alan Randall, "Property-Value Impacts of an Environmental Disamenity: The Case of Landfills," *The Journal of Real Estate Finance and Economics* 22, no. 2/3 (2001): 185-202

[4] Diane Hite, 2006. "Summary Analysis: Impact of Operational Gravel Pit on House Values, Delaware County, Ohio," Auburn University.

[5] This estimate is based on a constant elasticity model specification. At the Upjohn Institute's request, Professor Hite tested the sensitivity of these findings to model specification, and in all specifications finds a large, statistically significant negative effect of proximity to gravel pit on house prices. The simulations for Richland Township reported below are based on the estimates from the constant elasticity specification and yield slightly lower estimated negative property value impacts than those based on models using other functional forms. We consider this number to be a conservative estimate.

Figure 1 displays the estimated effects of distance from the gravel pit on house price. A residential property located a half mile from the gravel mine would experience an estimated 20 percent reduction in value; one mile from the mine, a 14.5 percent reduction; 2 miles from the mine, an 8.9 percent reduction; and 3 miles from the mine, a 4.9 percent reduction. These estimates are similar to estimates published in academic journals on the effects of landfills on nearby property values.



The loss in property value results from the negative consequences of the mining operation and reflects the deterioration in the area's quality of life due solely to the operation of the gravel mine. In other words, the loss in house value is a way to quantify in dollars the deterioration in quality of life, as capitalized in the price of the house. It captures the price reduction the homeowner would have to offer to induce a new buyer to purchase the property. Even if homeowners do not move as a result of the gravel mine, they will lose homeowner equity as the potential sale price of their house is less.[6] Therefore, regardless of whether or not a person actually sells their property, it measures

[6] Only those owning property at the time of the establishment of the gravel mine would experience a loss in equity. Those purchasing property near an established mine would not experience an equity loss because any negative effects from the mine's operation would have been incorporated into the purchase price. By implication, few property owners near long-established mines could claim loss of property value from the mine because few would have owned the properties at the time the mine went into operation.

the adverse effects in their quality of life in being subjected to the disamenities introduced into the area by the gravel mine.

The policy implications of Hite's study are clear: because property value losses are higher the closer to the gravel mine, all else the same, new sites should be located far from existing residences so as to minimize adverse consequences for homeowners.

Simulation of Gravel Mine on Residential Property Values in Richland

Utilizing the estimates from the Hite study and data on 2006 assessed values provided by Richland Township, the Upjohn Institute simulated the effects of the proposed gravel mine on residential property values in Richland Village and Richland Township. Our analysis is based on 2005 assessed values of single-family homes in Richland Township and Richland Village obtained from the Township's assessor office in June and July. In total 2,319 single-family homes, 88.7 percent of all single-family residences in the township and village, were geo-coded using the ArcView© mapping program, manually matched using Yahoo© maps and, finally, through drive-by inspection of addresses. Once all of the homes were mapped, the distance between each of the residences and the closest boundary of proposal Stoneco gravel mine was determined.

As shown in Table 1, more than 1,400 homes will be negatively impacted by the proposed gravel mine with the total cost reaching $31.5 million dollars.

Table 1
Estimated Impact on Housing Values of the Proposed Stoneco Gravel Mine

Distance (miles from Stoneco Site)	Number of Houses Affected	Estimated Loss in Value	Distance (miles from Stoneco Site)	Number of Houses Affected	Estimated Loss in Value
0.1	2	$211,703	1.6	73	$1,207,011
0.2	3	$106,428	1.7	128	$2,500,456
0.3	2	$134,894	1.8	99	$1,630,149
0.4	9	$522,981	1.9	70	$1,146,761
0.5	3	$389,319	2	34	$633,720
0.6	8	$598,518	2.1	105	$952,068
0.7	24	$831,338	2.2	98	$1,311,040
0.8	25	$798,108	2.3	99	$2,843,845
0.9	27	$1,085,190	2.4	72	$2,699,584
1	22	$918,374	2.5	34	$912,133
1.1	75	$2,428,602	2.6	12	$377,548
1.2	62	$1,688,031	2.7	23	$373,873
1.3	45	$1,146,920	2.8	80	$939,861
1.4	32	$824,928	2.9	55	$944,061
1.5	30	$712,731	3	70	$655,846
			Total	1,421	$31,526,020

While Hite's original study covered a 5-mile radius from the gravel mine in Ohio, we chose to examine only a 3-mile area from the boundaries of the proposed Stoneco site.[7] Only properties located in Richland and Richland Township are included. Property values in other townships, notably Prairieville Township, also could be adversely affected by the location of a gravel mine near its border with Richland Township but were not included in the study. In addition, the analysis does not consider possible effects on commercial property. Our estimates do not factor in the likely negative impact on property values along the truck routes used for the mine. Finally, although Stoneco has proposed to reclaim some of the land for a lake and residential development, its proposed timeframe for this development would occur too far into the future to mitigate adverse property value impacts for current Richland area residents.

Employment and Personal Income Impact

Stoneco estimates that 5 to 10 permanent jobs will be created at the proposed mine. In addition, truck drivers will be required for the 115 to 120 truck loads of gravel that will be hauled from the mine daily.

To measure the potential employment and income impact of the gravel mine, we used the Institute's econometric regional model of the Kalamazoo area.[8] Because of its weight and low-value, gravel is hauled for only short distances. It is not a part of the area's economic base that brings new monies into the area. Therefore, it is an activity that does not generate any significant new income or employment opportunities. We estimate that only 2 additional new jobs will be created in Kalamazoo County due to the gravel mine and personal income in the county will increase by only $58,000. In short, the jobs created at the gravel mine will displace jobs elsewhere in Kalamazoo County or the immediate region. The proposed mine would not result in any significant net benefit to the area from job or income creation.

Need for the Proposed Mine

Adverse economic effects of the proposed gravel mine to the Richland community must be balanced against the county's broader needs for aggregate material for road construction. Currently, 15 gravel mines operate in Kalamazoo County according to the Kalamazoo County Planning Department (Table 2). Stoneco's application materials do not provide any evidence for the need for additional capacity. Statistics were cited on projected needs, but no evidence was presented as to whether existing capacity could cover anticipated needs.

The need for additional capacity of gravel production is not supported by current and projected population or employment trends in Kalamazoo County. Population growth in Kalamazoo County has been modest during the past five years, and well below the national rate. From 2000 to 2005, population in the county increased annually at a rate of

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[7] Hite's statistical analysis intentionally includes homes at a distance deemed unaffected by the gravel operation. Our choice to study the impacts up to 3 miles is based on Nelson, et al. (1992) and the fact that estimated impacts for individual homeowners are still relatively large out to three miles in all of Hite's models.

[8] The Upjohn Institute maintains a regional economic impact and forecasting model for the Kalamazoo metropolitan area which was built by Regional Economic Models Incorporated (REMI) especially for the Upjohn Institute. The REMI modeling approach, which incorporates an input-output model with a forecasting model and a relative cost of production model, has been repeatedly reviewed and upheld as the industry standard.

below 0.2 percent, compared to 0.9 percent nationwide.[9] An analysis of the individual components of population change—births, deaths, net migration—shows that individuals and households, on net, are leaving the county. From 2000 to 2005, the county's population increased by 6,342 individuals due to number of births surpassing the number of deaths. However, on net, 4,150 individuals moved out of the county.[10]

Table 2

Kalamazoo County Gravel Pits		
Owner Name	Site Address	Site Township
Aggregate Industries	C Ave. Near 6th St	Alamo
Art Austin	6287 K Avenue	Comstock
Triple B Aggregates	2702 Ravine Rd.	Kalamazoo
Thompson McCully Co	3800 Ravine Rd.	Kalamazoo
Byholt, Inc.	1600 Sprinkle Rd.	Brady
Byholt, Inc.	4th St	Prairie Ronde
Fulton Brothers Gravel	4th St	Prairie Ronde
Balkema Excavating	8964 Paw Paw Lk.	Prairie Ronde
Balkema Excavating	6581 E. K Ave	Comstock
Balkema Excavating	4274 Ravine Rd	Kalamazoo
Balkema Excavating	40th St. & I-94	Charleston
Balkema Excavating	14500 E. Michigan	Charleston
Balkema Excavating	15600 E. Michigan	Charleston
Consumer Concrete	10328 East M-89	Richland
Consumer Concrete	700 Nazareth Rd	Kalamazoo

Source: Kalamazoo County Planning Department July 2006

During the same time period, employment declined by 3.4 percent, a loss of 5,000 jobs. The Michigan Department of Labor and Economic Growth estimates that from 2002 to 2012, total employment in Kalamazoo and St. Joseph counties will increase at a rate of 0.8 percent—substantially below the 1.3 percent rate of growth projected for the nation as a whole. If this rate of employment growth holds true for the future, it will be not until 2010 that the county will reach its 2000 employment level.

Thus, economic projections do not, in and of themselves, indicate a need for expanded aggregate capacity. However, we emphasize that any definitive determination of need would require information on the capacity and life expectancy of existing area gravel pits, to which the Institute does not have access.[11]

Review of Stoneco's Property Value Impact Analysis

The Environmental Study submitted by Stoneco in connection with its special use permit application concludes that gravel mining operations have no adverse impact on the value of nearby properties. This conclusion is based on five reports included in Appendix J of Stoneco's Environment Study:

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[9] U.S. Census Bureau.

[10] U.S. Census Bureau. Furthermore, Internal Revenue Service (IRS) data from 2000 to 2004 shows that the majority of the individuals leaving the county are moving outside the greater Kalamazoo region.

[11] Note that whether there is a public need for additional capacity and whether it is in Stoneco's interest to develop a new mine are distinctly different issues. Stoneco has indicated that it would reduce its transportation costs by operating at the proposed Richland location. The degree to which any lower transportation costs translate into lower prices of aggregate material—and hence broadly benefit the public—versus increased company profits will depend on the competitive structure of the industry in this region.

1. "Impacts of Aggregate Mine Operations: Perception or Reality?" Anthony Bauer, 2001.[12]

2. "Social, Economic, and Legal Consequences of Blasting in Strip Mines and Quarries," Bureau of Mines, 1981.

3. "Impact of Rock Quarry Operations on Value of Nearby Housing," Joseph Rabianski and Neil Carn, 1987.

4. "Impacts of Rock Quarries on Residential Property Values, Jefferson County, Colorado," Banks and Gesso, 1998.

5. "Proposed Fuquay-Varina Quarry: Analysis of Effect on Real Estate Values," Shlaes & Co., 1998.

These reports, in fact, fail to show that mining operations have no adverse impact on property values. None uses the standard methodology (the hedonic pricing model, described above) for evaluating property value impacts. Four of the five reports are based on flawed logic (as explained below) and hence cannot be used to draw any conclusions about property value effects. Only one report, commissioned by the U.S. Bureau of Mines, used a defensible methodology, although this report also suffers from serious limitations. Notably, this study found some evidence of adverse impacts of gravel mining operations on property values in six out of the seven sites examined.

The Bauer, Rabianski and Carn, Banks and Gesso, and Shlaes & Co. reports rely on one or both of the following types of observations to argue that gravel mining operations have minimal adverse impact on nearby property values:

- Over time, housing and commercial developments have moved closer to and sometimes adjacent to aggregate mine operations.
- For property values in the vicinity of mining operations that have existed for many decades, the rate of growth in property values does not increase with distance from the mining site.

In neither case do such observations have any bearing on the impact of aggregate mine operations on nearby property values.

1. Residential and commercial developments have located closer to and sometimes adjacent to mines over time.

   Economic or real estate analysis does not predict that properties near mines have no value or no development potential. Rather, one would expect that nearby property values would be lower to compensate for any costs (e.g. noise, pollution, unsightly landscapes, and traffic congestion) associated with the mine. This reflects the common sense observation that property that is near sources of noise, pollution, traffic congestion, and blight will (all other things being equal) be less valuable. Of course, these lower property values, in turn, will help lure development, especially

[12]Bauer (2001) is a two-page statement that in large part summarizes the results of a 1984 study by a Michigan State University student.

over time, but the development more than likely will include non-residential activities, which are not affected by the disamenities generated by the mine.

Two studies (Bauer 2001; Banks and Gesso 1998) examined aerial photographs taken over the course of several decades that showed housing and commercial developments moving closer to mining operations. As the population has expanded, land values near central cities have increased, and transportation infrastructures have improved, development has fanned out all across the country. Any study would inevitably find that over the course of the last 20, 30, or 40 years, housing developments have moved closer to mines (and any other less desirable location), and such observations have no relevance to the question posed by Stoneco's application—whether the establishment of mining operations will lower nearby property values.

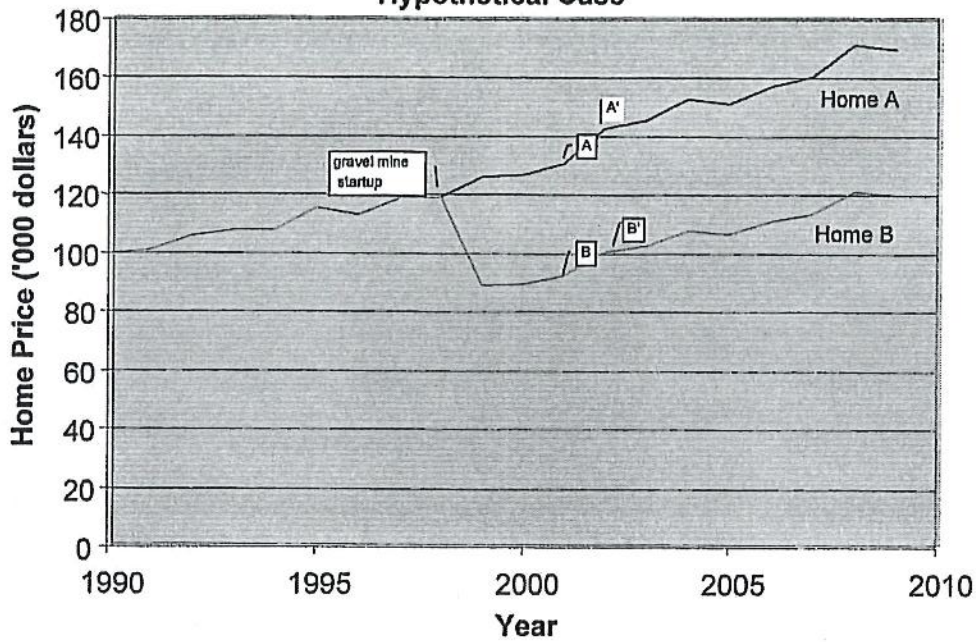
2. Near well-established mines, the year-to-year change of property values is no less for properties located close to mines than for those located somewhat farther away from mines.

The adverse impact that a mine will have on nearby property values will occur within a short period of time following the establishment or announcement of the mine. After the adverse effects of being located near a mine have been capitalized into the property value—that is, after the negative effects of being close to a mine operation has resulted in a decrease in property values—we would not expect the <u>future</u> rate of change of nearby properties to be different from those of other properties, all else the same.

The analyses in Rabianski and Carn (1987), Shlaes & Co. (1988), and Banks and Gesso (1998) look at whether the relative difference in property values between properties close to and farther from a mine continue to widen 30, 50, even 100 or more years after the mine was established. All of these studies conclude that because we do not see continued widening of these differentials many decades after the establishment of mines, mines have no adverse effect on property values. This argument makes no sense: the adverse impact on property values would have occurred decades before. These studies shed no light on possible adverse impacts of mining operations on property values.

Figure 2 illustrates this point. This figure depicts the prices of two hypothetical homes over a 20-year period. Home B is affected by the opening of a gravel mine in the middle of the time period; otherwise the homes are identical. Except in the year when the gravel mine is introduced, the annual *percentage changes* in the prices of the two homes are the same. The methodology used in the reports cited in the Stoneco environmental study compared the percentage change of homes near the gravel mine (percent change from B to B′ in Figure 2) to the percentage change in home prices farther from the gravel pit (percent change from A to A′ in Figure 2). But even with adverse property value effects, these percentage differences should be approximately equal. To capture any adverse impact, one must measure the difference in values of otherwise comparable properties close to and farther from the gravel mine at a point in time. In Figure 2, the difference between points A and B or between A′ and B′ measure the true property value impact, which conceptually is what is measured in the hedonic pricing model used in the analysis reported above.

Figure 2: Methodology for Evaluating Gravel Mine Impact on House Prices: Hypothetical Case



Only the study commissioned by the U.S. Bureau of Mines attempted to assess how the value of comparable homes varied with distance from the mine. However, the Bureau of Mines study suffered from several serious shortcomings:

- The sample size at each of seven sites was very small, and hence no statistically valid conclusions could be drawn.
- Homes were classified into rough typologies, and hence controls for other factors affecting home prices were crude.
- The study was based on assessed values rather than on more accurate sale price data.
- The study only examined potential property value impacts within approximately a half mile of the mine site. More recent research shows that property value effects may be significant up to two or three miles from such sites.[13] Limiting analysis to properties within a half mile of the mine site could lead to a significant understatement of any property value impacts.
- Researchers used subjective assessments to discount findings of adverse impacts on property values.

With these shortcomings in mind, the Bureau of Mines study found some evidence that the value of comparable homes increased with distance from the mine site in six of the report's seven case-study sites. In some cases, the differences in values were described as large.

[13] See, for example, Arthur C. Nelson, John Genereux, and Michelle Genereux, "Price Effects of Landfills on House Values," *Land Economics*, 1992 68(4): 359-365.

Appendix A

This report's estimation of the potential impact on residential property values in Richland Township of a proposed gravel mine is based on the following regression model developed by Diane Hite, Professor of Economics, Auburn University. The model is based on a study of 2,552 homes in Delaware County, Ohio.

The results of the model are shown below. It is important to note that the model controls for house characteristics—bath, rooms and age, as well as location from the gravel pit.

Effect of Gravel Mine Operation on House Values Less than 5 Miles Delaware County, OH 1998--Log Distance Specification

Nonlinear OLS Summary of Residual Errors								
Equation	DF Model	DF Error	SSE	MSE	Root MSE	R-Square	Adj R-Sq	Label
PRICE	8	2544	25816929	10148.2	100.7	0.2564	0.2544	PRICE

Nonlinear OLS Parameter Estimates					
Parameter	Estimate	Approx Std Err	t Value	Approx Pr > |t|	Label
a0	4.981671	2.2279	2.24	0.0254	Intercept
a1	0.097358	0.0162	6.00	<.0001	log(Miles from Gravel Pit)
a2	0.00045	0.000056	8.00	<.0001	Sale Date
a3	0.03527	0.00594	5.94	<.0001	Distance to Delaware City
a4	-4.67E-6	4.204E-6	-1.11	0.2664	FAR (House Size/Lot Size)
a6	0.248225	0.0384	6.47	<.0001	Total Baths
a7	0.078881	0.0139	5.69	<.0001	Total Rooms
a9	-0.00376	0.00110	-3.43	0.0006	Year Built

Number of Observations		Statistics for System	
Used	2552	Objective	10116
Missing	0	Objective*N	25816929

The key finding of the model is **a1** which can be interpreted as showing that a 10 percent increase in distance from the gravel mine is associated with slightly less than a 1 percent (0.97358) increase in home value, all else the same. Moreover the parameter is highly statistically significant. In other words, the chance of the gravel mine not having an adverse effect on housing values is one in a thousand.

LETTER IN OPPOSITION TO APPEAL

(IN FAVOR OF CONDITIONAL USE PERMIT)

Town of Washington

Door County

(920) 847-2522
Fax (920) 847-2303

P.O. Box 220
Washington Island, WI 54246

August 4, 2020

Linda Riemer

Door County Land Use Services Department

421 Nebraska Street

Sturgeon Bay, Wisconsin 54235

cc: Kirby Foss, Michael Kickbush, William Nauta (WIZAP Committee)

Town of Washington Response to Jordan/Hagen Conditional Use Permit

To whom it may concern, below is the response to the Request for Town Recommendation regarding the Jordan and Hagen Conditional Use Permit.

Reason(s) for the Town's decision:

1) Wisconsin Act 67, which became effective November 28, 2017, reads: "*If an applicant for a conditional use permit (CUP) meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county* ***shall*** *grant the conditional use permit.*" In addition, the Act allows that the local zoning board can impose additional requirements or conditions which are based on substantial evidence after the public hearing and before granting a permit. In the Act, *substantial evidence* means facts and information, other than merely personal preferences or speculation. Further, the Act specifies that the "*conditions must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer or renewal.*"
2) Members of the Town Board were present at the two local public hearings concerning the CUP. In summary, there were eight concerns raised during the Washington Island Zoning and Planning (WIZAP) hearing. From the Town Board perspective, the questions were legitimate and required a response. However, the fact that the questions were unanswered being (part of) the basis for the WIZAP "denial" was troubling to the Board. In fact, the dissenting votes from the Board approval were based on the view that WIZAP should have allowed for a complete response to the questions, prior to their action, such that the Board would have had the opportunity to affirm their recommendation on the basis of a complete

evaluation. Instead, the Board was "forced" to vote on an assessment by WIZAP, which included unanswered questions at the time of their ruling. That being said, the Town view on the eight objections were:

a. **Hines Emerald Dragonfly Groundwater Contribution Buffer Zone**. This question, and the implications thereof, is clearly out of the Board scope of expertise. Therefore, the Board relied on the engineering and County assessments. In specific, in Section #2 of the Mine Site Narrative, Baudhuin engineering concluded that the groundwater table was estimated at 590 feet, while the proposed base of the quarry would end at 626 feet, resulting in an estimated 36 feet of separation to the aquifer. As such, both the engineering and county assessment of the quarry having a material impact on the groundwater flow to the Hines Emerald Dragonfly water supply (actual habitat located 6,000 – 7,800 feet away) was deemed acceptable. Furthermore, US Fish and Wildlife recommendations for preserving the Emerald Dragonfly habitat emphasize water conservation, inspection and minimization of sanitary systems, and eliminating the use of fertilizer, pesticides and herbicides on agricultural land, none of which are relevant to the operation of a quarry located above the water table. Regarding County action on the concern, the CUP required the applicants to consult with the US Fish and Wildlife Service as to whether the property, in whole or in part, is designated as critical habitat for the Hine's Emerald Dragonfly, and to assure that the habitat is not destroyed, altered or fragmented. Furthermore, that copies of the recommended practices (to assure the above) be provided to the Land Use Services Department.

b. **Run off**. The Baudhuin engineering study (Section #2) determined the slope of the proposed region to be 1-2% to the East. The nearest residence in that direction is 2,200 feet away. Further, the owners of that adjacent property did not express concern with the CUP. Therefore, impact of runoff by the concerned property owners did not represent *substantial evidence*. Regarding County action on the concern, the four conditions outlined in Greg Coulhurst's April 15, 2020 memo shall be met to the satisfaction of the Door County Soil and Water Conservation Department.

c. **Dynamite Blasting will affect nearby wells**. Per Act 67, *substantial evidence* cannot rely upon speculation. Blasting is performed routinely on the Island, and the Board is not aware of damage to the aquifer and/or neighboring properties/wells associated with this activity. Per their response to the CUP, Jordan and Hagen acknowledged that this activity would be performed by qualified and licensed contractors. Liability for this activity would rest with the contractor and the permit holder. However, the determination that the blasting would damage the neighboring wells was considered by the Board to be speculative. Further, calculation of the demand for material shows that for each 1 foot of quarry depth, 6,453 cubic yards of material would be produced. Based on maximum use estimates (see "e" below) of 750 yards gravel per year, the need for blasting is likely less than once every five to seven years. Regarding County action on the concern, it was not specifically called out.

d. **Early Late Hours of Operation.** The original CUP application included extended hours of operation from 6 am to 7 pm, including weekends. As part of the hearing process, the applicants agreed to reduced operating hours to M-F 8 am to 5 pm. Regarding County action on the concern, the above reduced hours of operation were placed as restrictions on the CUP.

e. **Increased Traffic.** The proposed quarry is arguably located on one of the busiest roads in the Town – as it is the primary route to the dump. With ~1,100 households accessing the dump 1X per week, it is estimated that there are over 500 cars (in/out) on that road each day. The proposed Operational Plan estimated 1,500 yards of concrete per year, half of which is gravel. Therefore, 750 yards of gravel, at 10 yards per truckload is 75 trucks per year – which was the estimate provided during the hearings. Therefore, the division of 75 truckloads over ~9 months of operation, would result in 2-3 truckloads per week. On that basis, the addition of 2-3 truckloads to the daily >500 vehicles did not seem *substantial.* Furthermore, since Mr. Jordan already owns the adjacent property, and stores his equipment/trucks there. It seemed unlikely to the Board that the traffic would increase at all, as whether the trucks left the property full of gravel, or empty to go get gravel, the incremental increase would actually be zero. Regarding County action on the concern, it was not specifically called out.

f. **Noise (from "jake breaking" and crushing).** There are currently no Town Ordinances covering "jake breaking". Further, the CUP applicants are not the only owners of vehicles on the Island capable of "jake breaking". Therefore, objection to the CUP on the basis of "jake breaking" was considered by the Board to be immaterial. That being said, the Board does agree that the practice of "jake breaking" should be unnecessary (except in an emergency), and would be amenable to considering a Town Ordinance to address the concern. Regarding crushing, only in the event that an off-island crushing firm were to be used would crushing occur at the quarry site. Otherwise, the rough material would be hauled to the cement plant location on West Harbor Road, where it would be crushed. As noted in "c" and "e" above, the frequency of any contractor crushing at the site would be limited to M-F, and once every 5+ years, and was thus not deemed to be *substantial.* Regarding County action on the concern, it was not specifically called out.

g. **Affect on Property Values.** According to the county zoning maps, the parcel in question was previously zoned Light Industrial for future use. Further, while it was currently zoned General Ag, it was also <u>not</u> identified as prime farmland due to the shallow soil depth of 10"-20". Therefore, the view of the Town Board was that the proposed CUP is consistent with current zoning, proposed future uses and existing Town Comprehensive Plan. The Board also found it peculiar that two of the most vocal objectors to the CUP were recent property owners (<3 years), who were both taking advantage of the Light Industrial zoning for their personal businesses. Regarding County action on the concern, it was not specifically called out.

h. **Visibility, as the proposed mine and adjacent industrial use are within 350' of the public right of way.** The Board is unaware of this requirement. Further, other

Commercial and Light Industrial activities on the Island are generally within 350' of the public right of way. Regarding County action on the concern, restrictions on any lighting to be erected were made, such that 'light pollution' would be minimized.

Is the proposal consistent with the Town Comprehensive Plan?

1) As noted above, the proposed property was previously zoned Light Industrial for future use. No current and/or official Town of Washington Board, Economic Development Committee plan or Washington Island Zoning and Planning Committee plan has altered this designated use pattern. Further, the existing County restrictions on setbacks and vegetation removal have resulted in the proposed quarry being located ~300 foot from the roadway, which restricts the view through trees, on the Western edge of the quarry (i.e. the view from East Side Road).
2) Regarding the area zoning and its similarity to other uses in the area, the proposed use is directly adjacent to six (6) other Light Industrial parcels. Furthermore, it is within ¼ of a mile to the entrance to the Town Dump, the Town Gravel Pit, as well as an additional 80-acre parcel owned by the Town, whose discussion of future uses include gravel mining and land spreading (septage).
3) Regarding the question of how many mines (quarries) are necessary, the Town Board does not hold the responsibility for creating "winners and losers" in commercial or industrial endeavors. As noted, the County did approve a CUP for another non-metallic mine (aka quarry) earlier in the year. However, arranging or sustaining a monopoly and/or forcing the importation of gravel for the manufacture of cement, is not in the best interest of the residents and property owners of the Town of Washington.

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

1) There have been no other concerns raised during the public hearings, and it would appear that the county has addressed all of the concerns associated with any *substantial evidence.*

Richard Tobey, Chairman Town of Washington

Valerie Carpenter, Clerk Town of Washington

LETTERS IN FAVOR OF APPEAL

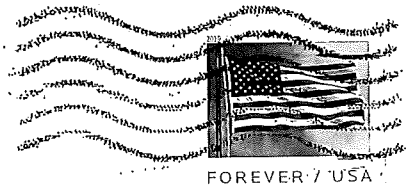
(OPPOSED TO CONDITIONAL USE PERMIT)

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

Regarding the above parcel to become a site to excavate and detonate a non metallic mine: Eight residential properties are within 300 ft. Families live there with wells in easements and basements/foundations. Besides operation noise, there would be road damage from heavy diesel truck traffic. There would be a possibility of fluids like hydraulic and diesel leaking into aquifers, polluting our waters. Geologic formation of this area is porous karst and dolomite. A pit mine is like a funnel into the middle of the Island water table. CUP location hems the surface or recharging area of the waters that feed several marshes and * the Federally Endangered Hines Emerald Dragonfly habitat and breeding areas. This dragonfly must have pristine waters to leave its larvae and spawn and thrive. Another mine that is ready for business is close by down the road. With that in mind, it is time to put our neighbors' concerns and our environment first, above business and money. Once the damage is done, is it too late to ever regain what we have lost? It is our job as a caring community to protect the Island for future generations. Start Now! Thank you for your consideration. Peggy Richmond

Return Address:
P. Richmond
847 Town Line Rd.
Washington Island
WI 54246



TO: Door County Land Use Services

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

RECEIVED
AUG 24 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

54235-232521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

"The Earth will not continue to offer its harvest, except with faithful stewardship. We cannot say we love the land and then take steps to destroy it for use by future generations."

- Pope John Paul II

Please do not grant the CUP for the mine or access Road.

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

"The key to good decision making is not knowledge. It is understanding. We are swimming in the former. We are desperately lacking in the latter." - Malcolm Gladwell (journalist, author, speaker)

Please do not grant the CUP for the mine or access road.

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

"I really wonder what gives us the right to wreck this poor Planet of ours."

– Kurt Vonnegut
(writer 1922-2007)

Please do not grant the CUP for the mine or access road.

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033E (mine) and #028-04-32343033B1 (access road)

"Ignorance, hatred and greed are killing Nature." - Masanobu Fukuoka
(Japanese Farmer 1913-2008)

Please do not grant the CUP for the mine or access Road.

Return Address:
Richmond
3388 Wooded Ln
Baileys Harbor, WI
54202

GREEN BAY WI 540
21 AUG 2020 PM 3 L

FOREVER / USA

RECEIVED
AUG 24 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

54235-222521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I STRONGLY OPPOSE this PROPOSED MINE WHICH IS DIRECTLY ACROSS the ROAD FROM MY PROPERTY. I BOUGHT THIS PROPERTY WITH THE IDEA OF PEACE AND QUIET. WHO WANTS TO LIVE ACROSS FROM A MINE? WHERE IS MY ZONING PROTECTION? SAVE MY WELL.

THANK YOU.

JAMES LINDGREN

Mr. James David Lindgren
3333 S Green Bay Rd
Mt. Pleasant, WI 53403

MILWAUKEE WI 530
11 AUG 2020 PM 4 L

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

RECEIVED
AUG 13 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

295-222521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

The land of proposed Jordan pit mine has been raped and scarred. With the approval of permit, will be murdered.

Not only is this non-metallic mine unnecessary but egregious to all neighbors and residents who depend on the aquifiers for clean water and peaceful lifestyle. Property values will greatly depreciate. As you know, property "residential" brings more tax value than this one business.

It is your duty to protect & preserve land values on W.I. and NOT to serve one business. There is no need for another pit mine on the Island, but all property owners. Do the right thing — vote NO on the Jordan CUP.

Bob & Marianne Swanston

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road) 8-21-20

My main concern is water contamination. Having a manure pile next to the mine is irresponsible. This mine is very close to dwellings. Having it this close could definately affect home values. Shouldn't these home owners be contacted for their say on this matter? This definately needs more research. No need to rush something this important. Mark Cunnlaughton

To the Board of Adjustments:

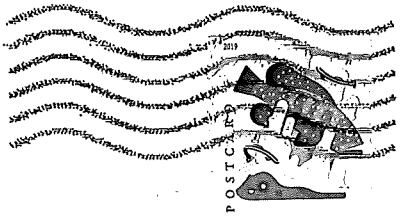
In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I oppose the mining

Larry Goodlet

Return Address:
LARRY GOODLET
1596 FOSS Rd
WASH. IS., WI 54246

GREEN BAY WI 543
19 AUG 2020 PM 2 L



TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

RECEIVED
AUG 21 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

54235-222521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I am opposed to the Jordon/Hagen mine!! A new mine just started operations, why is a second one needed?? The damage this mine will do to the homeowners in that vicinity and the destruction to the beauty of that area is unfathomable. Visitors come to the Island for its beauty and tranquility, an operation that the Jordon/Hagen group propose will do just the opposite. This needs to end now, for the good of the residents but more so for the good of the Island!!

Linda Heneman

Return Address:
Linda Heneman
1247 Main Rd.
Washington Is. WI 54246

GREEN BAY WI 540
13 AUG 2020 PM 1 1

RECEIVED
AUG 17 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

235-22521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I don't understand how a board representing the community can ignore unanimous opposition of this mine.

Are the members of the board putting the wealth of their 2 friends (church members) as a priority?

For the future of Washington Island and Door County, please reverse this decision!

Sincerely, Marcia Brandt ph 920-535-0502

M. Brandt
Return Address: P.O. Box 1557
Washington Island WI 54246

14 AUG 20
PM 11

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AUG 17 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

POSTCARD 2019

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

235-22521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I am opposed to the mine that is proposed to go on Eastside Rd., on Washington Island.

Mary Kay Sabel

Return Address:
Mary Kay Sabel
1945 Bayview Bluff
Washington Is., WI 54246

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AUG 17 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I too feel this would be devastating to the property owners and the surrounding areas.
The Island does not need this!!

a concerned Islander

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I just want to say NO
to the proposed Gravel mine
that Tom Jordan is seeking

John Hersohly
1641 Mountain Rd
Wash Is, Wis 54246

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I AM OPPOSED TO HAVING A MINE ON EAST SIDE RD

Larry Johnson

Return Address:

J

George and Carol Johnson
1427 East Side Rd.
Washington Island, WI
54246

GREEN BAY WI 545
14 AUG 2020 PM 2 L

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AUG 17 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

54235-22521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I am strongly opposed to issuing a conditional use permit to Tom Jordan for a mine on East Side Rd. Washington Island Wi.

Carol Johnson

Return Address:
George and Carol Johnson
1427 East Side Rd.
Washington Island, WI
54246

J

GREEN BAY WI 545
14 AUG 2020 PM 2 L

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AUG 17 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

TO: Door County Land Use Services

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

4235-22521

254

To the Board of Adjustments: RECEIVED

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

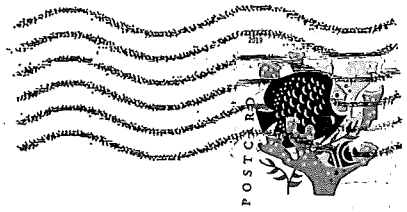
AUG 17 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

OPPOSE THE Conditional USE PERMIT FOR mine on East Side ROAD! Washington ISLAND, WI

thank you

Jeannette Hanlin
1361 East Side Road
Washington Island, WI 54246



TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

4235-222521

255

To the Board of Adjustments:

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In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

AUG 17 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

I oppose the Conditional Use Permit for the Hagen/Jordan mine on East Side Rd.
NOBODY GAINS, its not good for anyone except those doing the mining.
We want to keep our Quiet Neighboord Quiet. Thanks Norma Thoreson

Return Address:
1292 East Side Rd
Washington Island, WI
54246

GREEN BAY WI 545
PN 3 L

POSTCARD

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

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256

RECEIVED

AUG 17 2020

DOOR COUNTY
LAND USE SERVICES DEPARTMENT

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

I oppose the Conditional Use Permit for the Hagen/Jordan Mine located on East Side Rd. Under Zoning Districts and Zoning MAP; USE Regulations 2.03 Purpose and Intent of Zoning Districts #5 6A #19 L1, READ Those And How Can Anyone Side Step the 2 Zoning Regulations with a Conditional Use permit when it violates Both Regulations put In place by you to protect all? I don't See a Gray area Here. It's In Black and white therefore should be denied, otherwise What is the purpose & Intent of Zoning Districts because this CUP does not protect All.

Leif Thoreson

Return Address:
L. Thoreson
1293 East Side Rd
Washington Is, WI 54241

GREEN BAY WI 543
12 AUG 2020 PM 3 L

POSTAGE

TO: Door County Land Use Services
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

4235-222521

To the Board of Adjustments:

In reference to Appeal of Conditional Use Permit Approval for Tax Parcel #028-0432343033B (mine) and #028-04-32343033B1 (access road)

PLEASE REJECT THIS C.U.P. I HAVE ASTHMA AND CANT BREATHE IF ITS DUSTY. OUR PROPERTY IS DIRECTLY ACROSS THE ROAD AND WITH TRUCKS IN AND OUT IT WILL BE INTOLERABLE FOR ME TO BE OUTSIDE.

THANKS

KATHLEEN GUNNIAUGSSON

Return Address:
GUNNIAUGSSON
1976 TOWNLINE RD
WASHINGTON ISLAND
WI 54246

MILWAUKEE WI 532
11 AUG 2020 PM 3 L

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AUG 13 2020
DOOR COUNTY
LAND USE SERVICES DEPARTMENT

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

54235-22521

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 BOARD OF ADJUSTMENT

July 28, 2020

1.0 Call to order and declaration of quorum.

The meeting was called to order by Chairperson Frey at 3:32 p.m. on Tuesday, July 28, 2020, in the County Board Room (C101) of the Door County Government Center, Sturgeon Bay, Wisconsin.

Board of Adjustment Members Present:	**Staff**
Fred Frey, Chairperson	Richard D. Brauer, Zoning Administrator
Aric Weber, Vice-Chairperson	Mariah Goode, Land Use Services Department Director
Monica Nelson	Grant Thomas, Corporation Counsel
Arps Horvath	
Chris Anderson	

2.0 Old Business.

2.1 Read and act on Minutes of July 14, 2020, meeting.

Motion by Nelson, seconded by Anderson, to approve the minutes as presented. Motion carried unanimously (5-0).

2.2 Final disposition of the following cases considered by the Board of Adjustment at the July 14, 2020, meeting: Mary Edwards & Thomas Meier; and William S. Nuhs, Jr.

Motion by Weber, seconded by Nelson, to approve the final disposition of the cases. Motion Carried unanimously.

3.0 Other Matters.

3.1 Discuss/decide request from applicants appealing the March 16, 2020 Resource Planning Committee conditional use permit denial for the Quarry Bluff Development, LLC multiple occupancy development and RV park project on Bayshore Drive, Town of Sevastopol, to postpone beginning the appeal scheduling procedures until January 2021.

Land Use Services staff explained that the appeal applicants (i.e., the potential developers of the property) have requested postponement of the appeal hearing as they are currently involved in pursuing options which could render the appeal moot. Corporation Counsel Thomas indicated the county had not received such a request previously, but thought it in the power of the BOA to decide upon such a request. He provided some potential decision-making guidelines.

During a back-and-forth discussion, the board members ultimately determined that: the request was being made in good faith; delaying the hearing would not seem to disadvantage either side; and postponement would potentially eliminate the need for the hearing altogether, which would certainly be in the interest of all parties, including county staff and BOA members. Board members also felt that by postponing the matter to that time of year it will be more likely that a

full board (5 members) will be able to participate, and expressed the hope that it may no longer be necessary to do remote meetings at that time. A couple of board members expressed concern that it may be more difficult for out of town people to attend a public hearing at that time of the year, but, on the other hand, over 200 people attended the February 2020 RPC hearing, and, if remote meetings are still being used, anyone would be able to participate.

After the discussion concluded, there was a motion by Weber, seconded by Horvath, to postpone the public hearing for this matter until 9:00 am on Tuesday, February 2, 2021. Motion carried unanimously (5-0).

3.2 Discuss future meeting dates.

Brauer announced that the meeting for August 11, 2020 has been cancelled. Therefore, the next meeting will be held on August 25, 2020. There will be two or more variance cases scheduled for public hearing that day. The meeting will be held at 2:00 pm.

4.0 Vouchers.

All of the board members present submitted vouchers.

5.0 Adjournment.

Motion by Weber, seconded by Anderson, to adjourn. Motion carried unanimously (5-0). Chairperson Frey declared the meeting adjourned at 4:10 p.m.

Respectfully submitted,

Richard D. Brauer
Zoning Administrator

RDB
07/29/20