

Appeal of Resource Planning Committee  
Issuance of Lauritzen Campground  
Conditional Use Permit

Letters to the Board of Adjustment,  
in Opposition to the Appeal  
(In Favor of Issuance of the  
Conditional Use Permit),  
Submitted After 4/13/2018 Packet Posting

JACKSONPORT CAMPING/RV PARK  
TO DOOR COUNTY BOARD OF ADJUSTMENTS

We are very much in favor and  
support the camping/RV PARK at Bagnell Rd  
and Hwy 57 in Jacksonport.

It is a very good and needed Business  
for the town. It will help other Businesses  
and may also bring others Businesses into  
the town, which is badly needed.

We have looked at the intersection of  
Bagnell Rd and Hwy 57 and do not see  
any problem with the traffic going in  
and out of the roads there. There is  
plenty of room and time for traffic  
from the south and north on highway  
57 to see traffic coming off of Bagnell Rd.

We highly recommend that you  
approve the request to build this  
camping/RV park.

Alvin and Diana Scharrig  
6768 CTY A Egg Harbor, Wis  
Jacksonport Township

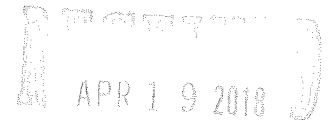
RECEIVED  
APR 17 2018

BY: .....

**Riemer, Linda**

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**From:** Tom Ash <TAsh@neasphalt.com>  
**Sent:** Thursday, April 19, 2018 1:01 PM  
**To:** Riemer, Linda  
**Subject:** Lauritzen CUP



BY: .....

Board of Adjustment,

My name is Tom Ash I have been a resident of Jacksonport for 22 years, and a resident of Door County for all my life. I have been a member of the Jacksonport Fire Department for nearly 18 years and the Fire Chief for 10 years. I am writing you to support the issue of the Lauritzen' conditional use permit.

I have read many of the letters in opposition of the campground and understand their concerns, but I truly believe that some of their concerns are selfish and are just ill informed. We all are proud of our community of Jacksonport, as are the Lauritzens, they have been bending over backwards and reaching out to the community trying to build our community and existing business's. The Lauritzens have stated numerous times that they want to be a good member of our community and help support Jacksonport in any possible way. If I were an existing business I would be reaching out to help bring people to our community in any way I could.

I can only speak to an overwhelming concern of safety and the taxing of our fire department and EMR staffing. First the concern of unsafe intersection of Bagnall Road. This intersection is by far the safest in that area. The line of sight heading North is nearly 2000' to that intersection and heading South is nearly 1500'. Car's traveling at 55 mph need less than 500' to visualize and move thru the process of stopping at a complete stop. Cave Point only has a 500' line of sight, Jorns Road has less than 1000' line of sight. The only accident that I can remember at that intersection was a car deer accident, none from cars pulling out and getting hit.

As for the taxing of our Fire department and EMR staff. This is what we all sign up for to help our neighbors, it's not for the pay check. We along with all Volunteer fire departments in the state always struggle for staffing, we are fairly fortunate of staffing levels we have. We are volunteers and we all do work out of the town which is a concern no matter what town you live in. The possibility of businesses moving back to our area is fantastic. If these businesses employ even one Firefighter or EMR that works in the town during the day it improves everyone's chances of surviving in an emergency. We used to have many farms or businesses that employed these guys to be around. Farms have closed businesses have closed and makes it interesting during the day for response, but we have always been fortunate to be able to respond. If we do not allow for a reason for people to come to the Town of Jacksonport we will eventually lose even the basic businesses that we do have, and Jacksonport will be a ghost town. The Lauritzens have stated many times that they are here to help our community businesses not close them, and that they do not plan to compete against the existing businesses but to bring them customers.

I understand the concerns for keeping our ground water clean and this is important to me as well. It seems that the runoff of the surface water will be cleaner with the designed system after they build than it is currently. I also have to trust the experts that design these systems that they have the best interest of Door County and design systems that will keep our water clean.

Again I am in support of the campground coming to Jacksonport. The Lauritzen's seem like they are taking and following ever step the need to be approved and sometimes exceeding the requirements they need. This alone shows that they are willing to do what it takes to be a strong community partner in Jacksonport.

Tom Ash



Tom Ash  
Project Manager  
920.746.6600 office  
920.309.0623 mobile  
[www.walbecgroup.com](http://www.walbecgroup.com)  
*An Equal Opportunity Employer*

APR 19 2010

BY: .....



**Riemer, Linda**

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**From:** Faye Bley <fbley@doorcountymmca.org>  
**Sent:** Thursday, April 19, 2018 8:07 PM  
**To:** Riemer, Linda  
**Subject:** Re: Jacksonport campground

RECEIVED

APR 20 2018

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Faye Bley  
4094 Sunny Slope Road  
Egg Harbor WI 54209

My dad does not have an e-mail so he wanted it known he is also in favor of the camp ground. His address is Frank Bley 3947County Road V Egg Harbor WI 54209

We have lived in Jacksonport all of our lives.

Thank you, Faye

Sent from my iPhone

> On Apr 19, 2018, at 2:41 PM, Riemer, Linda <lriemer@co.door.wi.us> wrote:

>

> Hi Faye -

> Can you give me your physical mailing address.

>

> Thank you.

>

>

> -----Original Message-----

> From: Faye Bley <fbley@doorcountymmca.org>

> Sent: Thursday, April 19, 2018 2:40 PM

> To: Riemer, Linda <lriemer@co.door.wi.us>

> Subject: Jacksonport campground

>

>

>

> I am emailing to let it be known that Frank Bley and myself, Faye Bley see no reason to stop the campground project at the south end of Jacksonport. We see it as being an asset to the town.

>

> Sincerely

>

> Frank Bley

> Faye Bley

>

>

Appeal of Resource Planning Committee  
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Conditional Use Permit

Letters to the Board of Adjustment,  
in Favor of the Appeal  
(Opposed to Issuance of  
Conditional Use Permit),  
Submitted After 4/13/2018 Packet Posting

**JACKSONPORT RV DEVELOPMENT LAURITZEN CUP  
ORDER OF SPEAKERS IN OPPOSITION**

1. Matthew Fleming, attorney representing opposition; to include handouts, videos, maps
2. A real estate expert not directly impacted by development
3. Speakers who live near other campgrounds in county so that they can leave after testifying
4. Speakers who cannot return on Thursday night; some from out of town who own property in JPort
5. Rest of speakers in opposition in no particular order

Our contacts have all been made aware of the agenda and proceedings of the hearing(s). Some may just come up to be on the record as opposing without a speech. We have encouraged people not to excessively repeat others' comments. They all have the 14 conditions that will be reviewed by the BOA and many will speak directly to those.

You will be able to easily identify those in the room in opposition because they will each have a flag on a wire of the same color (like the ones people use for garden plants or buried cable)

Thank you.

RECEIVED  
APR 23 2018  
BY: .....

Submitted by appellants as  
"FYI" to BOA members.

April 15, 2018

APR 19 2018

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

Board of Adjustment members:

My name is Karen Sellars, I am one of the owners of the agricultural farm property at 6037 Hwy 57, just south of Jacksonport. Our property is very near the proposed RV/campground site at Hwy 57 and Bagnall Rd.

I am OPPOSED to the Conditional Use Permit for the RV-campground site on the agricultural field in Jacksonport.

The proposed Campsite is in opposition to goals set in the 2007 Jacksonport Land Use Plan.

**GOAL 1  
PRESERVE THE RURAL, AGRICULTURAL CHARACTER OF  
THE TOWN'S INLAND AREAS**

Converting an agricultural field to a mixed use commercial area (that will benefit only one or a few property owners) goes against preserving the rural character and it appears it should not have been rezoned.

(Reference: Door County Planning Department October 2010, page 1, GENERAL CRITERIA REGARDING ZONING HEARING CASES IN DOOR COUNTY, I. ZONING AMENDMENT – MAP, Considerations in evaluating petitions to rezone. - Is the request simply to economically benefit one property owner or a small group of property owners?

In general, a rezoning that

- 1) will economically benefit only one or a few property owners,
- 2) affects a small area of land,
- 3) is not a fit with official plans,
- 4) will allow for higher intensity or higher density uses than those allowed on surrounding properties,
- and 5) will not result in any overall public benefit may constitute "spot zoning," which may be deemed illegal.)

**GOAL 3  
PROTECT THE QUIET ENJOYMENT OF SINGLE-FAMILY  
RESIDENTIAL NEIGHBORHOODS**

The density and increase in volume of passenger and recreational vehicles and their occupants (potentially as many as 350-400 people) will bring increased noise through running of generators and music. The decrease in air quality due to campfires, diesel fuel, and the dust kicked up by driving on what will essentially become a gravel parking lot is not in keeping with protecting the quiet enjoyment of neighboring homes. We are rural homes in this area. Noise carries, smoke, dust, and odors carry.

**GOAL 4  
PRESERVE AND PROTECT THE WETLAND/NATURAL  
AREAS AND SCENIC VIEWS IN THE TOWN**

The current south entrance to Jacksonport is flanked by the old red brick schoolhouse and the historical society cabin and grounds. Regardless of trees added, the risk is that the proposed campsite detracts from the scenic rural beauty of rolling agricultural fields. (Return to Goal 1)

**GOAL 6  
SAFE TRANSPORTATION OF PEOPLE AND GOODS  
THROUGHOUT THE TOWN**

The increase in large recreational vehicles traveling on Hwy 57 attempting to turn into the proposed site on a curve and a hill at Bagnall Rd where the posted speed limit is 55 mph will be a dangerous hazard to those pedestrians, bicyclists and motorists who call Jacksonport home or those who visit seasonally.



The approval and construction of the site would permanently put unnecessary and unwanted consequences onto those of us who already live, work, and pay taxes in Jacksonport.

I am not opposed to camping. My family and I camp often. We choose secluded sites in wooded areas. Most camping is preferred in the woods, away from civilization. If you look at an aerial map of the site and surrounding area, it makes no sense to put a campsite in that area, it is unwooded, agricultural land and farmhouses.

<https://www.google.com/maps/place/Jacksonport,+WI+54235/@44.9704063,-87.2021087,990m/data=!3m1!1e3!4m5!3m4!1s0x4d4d3526a6c2fcd3:0x7d712fbeb630c7a!8m2!3d44.9786066!4d-87.1856593>

It is important to note that there are multiple businesses within the town of Jacksonport that have been up for sale for many years without success of selling. The indication would seem to be that investors are not willing to take the risk on seasonal businesses even in a strong economy. A campground/RV site is a seasonal business in northern Wisconsin. The benefits of this proposed site would seem only to favor the landowner, with no guarantee that this business will be successful. If approved and then unsuccessful in business, a potentially unsellable, vacant or otherwise dilapidated gravel-lot site would be in Jacksonport's future.

The proposed RV/campground site is not in keeping with the 2007 Jacksonport Land Use Plan, and the risks outweigh the benefits of approving this site.

I am opposed to the approval of the Conditional Use Permit for the RV/ campground in Jacksonport.

I respectfully request that you do not grant approval, and once approval is denied, I also request that your committee rescind the zoning change made last May 2017, causing any future plans for this location to begin with the original zoning.

I am unable to attend the committee meeting in person. I welcome your questions via email or telephone.

If, however, after reviewing and discussing the matter, your committee determines it will approve the campsite, I would like to recommend written stipulations:

- Northbound on Hwy 57 add a left turn lane to Bagnall Rd
- Southbound on Hwy 57 add a right lane for vehicles turning south from Bagnall Rd.
- Do NOT route RV/Camper traffic from Northbound or Southbound 57 onto Jorns Rd to access Bagnall Rd (vehicles are cresting the hill and going 55 mph. too dangerous.)
- Extensive mature trees should be required to be planted to shield /hide the area.
- Lighting must be low or, backlit
- Music must stop by 9 pm
- No fireworks

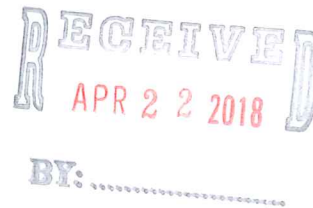
Sincerely,  
Karen Sellars  
[thesellars@cox.net](mailto:thesellars@cox.net)  
480-313-0904

RECEIVED

APR 19 2018

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT

April 20, 2018



To the Door County Board of Appeals:

Re: appeal of Door County Resource

Planning Committee decision whereby the committee approved the Conditional Use Permit to establish a campground containing 130 campsites, a 56' x 60' two-story "check-in" building containing a dwelling unit, bathrooms, showers, laundry facilities, and store, and a 30' x 40' bathroom and shower building on a vacant 21.2-acre parcel; adjacent to the west of STH 57 and to the north of Bagnall Road; Tax parcel number 016-00-22292741C.

We are writing to express our opposition to the proposed RV development in Jacksonport. We clearly understand the need to raise revenue for the town and know that the decision to change the zoning to allow this development was done with this good intention in mind. We are asking, however that you take into consideration our concerns and those of other Jacksonport residents.

We have been residents of Jacksonport for 20 years. We live on the corner of T and Bagnall. We chose this area because of the beauty and peacefulness of the farms and lovely landscape. We intentionally built on the quiet side of Door County and love the quaintness of the town of Jacksonport.

We are not opposed to campgrounds when they are situated in wooded areas off highways. The location of this proposed development is especially distasteful because it will be the very first thing that visitors see when they enter our beautiful little town. If allowed, this development will change the character of Jacksonport forever.

Following are our additional concerns:

**1. Safety.** The intersection of Hwy 57 and Bagnall Rd is very familiar to us. That is the route we take home coming from the north of Door County. Situated on a **curve** and at the **top of a hill**, the intersection is not safe. 40-foot campers/trailers towing cars behind them, entering the campsite on Bagnall Road near that intersection would be a safety hazard. Vehicles tend to speed up as they drive south going up the hill while leaving town.

We are also concerned about increased foot, bike and stroller traffic on Hwy 57. There is no sidewalk or bike path into town from that site. And because there is minimal if any shoulder on either side of the highway from the proposed development into town, it would be difficult to provide adequate footage for safe paths.

**2. Sanitation/waste management.** We are concerned about the environmental impact that a 130-site campground will have on the surrounding properties. How will sewage be handled and what is the impact on our environment?

Chemicals to reduce smells coming from holding tanks can influence the delicate bacteriologic balance in a septic tank on a campground. It is important to choose the chemical with the least influencing effects. Chemicals such as formaldehyde, para-formaldehyde, and quarternary ammonium are often used.

Although most of these ingredients are biodegradable if diluted properly, they have been proven

to be a nuisance, **especially when an RV tank is emptied when only half-full. The dosage of the de-odorizing agents that is shown on the label is for a full tank.** When a tank containing less is emptied, the concentration of chemicals is higher. This makes it more difficult for the septic tank bacteria to cope.

The result from these chemicals in septic tanks can be threefold:

1. The degradation process in the septic tank can be slowed down to the point that the sludge contents will increase and a larger risk exists of overflow of solids into the drain field.
2. If the concentration of the product chemicals is too high, it can reduce the drain field's ability to degrade waste.
3. The toxic chemicals might migrate from the drain field to the groundwater.

It is recommended that only full tanks should be emptied in septic tanks. How will that be regulated in the campground?

**3. Noise pollution.** This is the quiet side of Door County. We are concerned that it would be difficult to contain noise produced by 130 campsites with potentially as many as 350 -400 people in a 20 acre space.

**4. Lighting glare/spillover.** Because the campground would need to be well lit for safety reasons, there is bound to be spillover – very distasteful for our lovely town and sad for immediate neighbors.

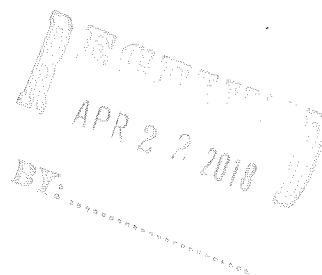
**5. Air pollution.** We love campfires, but not 130 of them in one small area. As I mentioned earlier, campfires belong in an off highway wooded area, not at the entrance to our town.

**6. Visual harmony with existing buildings in the neighborhood.** 97 40' campers lined up side-by-side, row-by-row with no trees, or natural vegetation dividing each site and a lack of screening from the highway is not in visual harmony with existing buildings. There is nothing like this in Jacksonport. The proposed placement of trees to block the view of this development is not enough. It will be years before they are large enough to have an impact, probably more than 10 years. This lack of screening will have a lasting impact on the immediate neighbors and will affect the value of their properties.

The Jacksonport Historical Society site directly across from the proposed campground was specifically chosen to welcome visitors to Jacksonport. The RV campground is not in harmony with these historical buildings.

Thank you for considering our concerns.

Respectfully,  
Carol Ann and Ray Osinski  
4130 Bagnall Rd  
Sturgeon Bay, WI 54235  
[rcosinski@gmail.com](mailto:rcosinski@gmail.com)  
920.746.9946



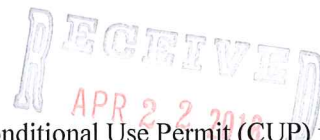


Owners:  
Carolyn (LeClair-Root) Weber  
Janice (LeClair-Root) Hollowell  
6241 Hwy. 57  
Sturgeon Bay, WI 54235

Mailing Address:  
Carolyn (LeClair-Root) Weber  
3113 E 2380 Rd.  
Marseilles, IL 61341

Mailing Address:  
Janice (LeClair-Root) Hollowell  
3171 Glacier Dr.  
Hubertus, WI 53033

April 20, 2018



To the Door County Board of Adjustment- this letter is in opposition to the Conditional Use Permit (CUP) for the Lauritzen's RV Development in Jacksonport, Wisconsin granted by the Door County Resource Planning Committee (RPC) on January 18, 2018.

We grew up in Jacksonport and now own the family, LeClair-Root, home at 6241 Hwy 57, which is across the street from Stella Maris (St. Michaels) Catholic Church. Our family ownership dates back to the 1940's. We have always valued the "quiet side" little town and our children spent many summers enjoying what we did as kids.

When we first heard about this RV development being proposed we were appalled. Why would anyone want to do this to our little town? We still feel this way. Jacksonport is surrounded by many old family residents/summer residents, some of who brought their families up every summer and many eventually retired up there as they like Jacksonport for what is. It's the "quiet side" not like the other bustling side of the peninsula.

There are many reasons NOT TO APPROVE this development: negative effect on our property values, noise, smoke, water quality issues, vehicular traffic congestion and safety issues, trespassing, and possibilities of vandalism:

- In 2009 as property owners we were required by the state to install a new septic tank system, as all the residents of Jacksonport had to do that year, along with other Door County communities. The state required this in order to protect the Door County fresh water supply. Now with the approval of this RV Park you are allowing the fresh water supply to be compromised with RV's sanitation systems which have been proven to kill necessary bacteria for the septic tanks to function. And that brings up the question of what else they would be dumped down the septic tanks...they will be visitors who are not as responsible as property owners. This proposed RV property is on top of the hill, most of the residents in town are below this property...where does water/mound system/leach bed run off flow?? Downhill. As current residents, do we have to wonder if our future fresh water supply will be compromised?

-As mentioned our home is located right on Hwy 57. Hwy 57 has a lot of traffic. The speed limit had been reduced to 30 mph a number of years ago but we can say from our experience with living on the highway that many cars/trucks do not obey that limit. Through the center of town they may slow down but as they proceed south pass our home, you can hear them accelerate, especially the trucks and there are a lot of them. If cars/trucks can't obey the 30 mph limit all the way through Jacksonport, what makes you think they are going to obey the speed limit by this RV Park? And if you can't control the speeders, what risks will the pedestrians have in store for them?

-We also worry about trespassing and vandalism. We are sure adults/kids from this proposed RV Park will be walking into town and to the beach. And we are sure they will be taking shortcuts where possible, like through the back and then come down Breezewood Lane to Hwy 57, which runs right next to our home. A fence is planned to be built around the RV Park to deter this, but you and I both know if adults/kids want to get through they will. We are not always there, along with other town residents; do we now have to worry about vandalism and trespassing?? Jacksonport does not have a town constable, and the County only has a few police officers, who plans on watching out for us? Where are my rights as a tax payer, property owner?

-We wonder how much actual added business this development would bring to Jacksonport. Remember these are campers who are coming to this RV Park and campers always bring what they need with them. We don't think the negative effects of this RV Park would balance what business it might bring in.



-There is also the aesthetics of such a large number of 30-50 foot trailers sitting in an open field at the entrance to our town. This is also very close to an entrance to Cave Point Rd, which leads to one of Door County's most beautiful parks, Cave Point Park/Whitefish Bay Dunes. Wouldn't it be awful if you heard someone giving directions to Cave Point by saying "Turn onto Cave Point Drive which is near the RV Park, you can't miss it"?!

Can't we leave part of Door County the way it was? As we travel around the county, we can hardly remember some of what made Door County, Door County.

Please appeal the decision to go forward with this RV Park.

Sincerely,

Carolyn (LeClair-Root) Weber  
Janice (LeClair-Root) Hollowell

RECEIVED  
APR 22 2018  
BY: .....

April 18, 2018

Dear Door County Board of Adjustment:

My name is Richard Reynolds. I have been a property owner in Jacksonport for 40 years - and my ancestors before that for more than 100 more years. My great- great grandfather settled the family farm on HWY 57 just south of the proposed campground around the 1860's. As a part-time resident of the Madison area I think back on what impact Jacksonport residents have had on the Peninsula. Great grandfather Tom Reynolds, who grew up on the family farm on HWY 57, served in the Wisconsin state legislature in the early 1900's and was instrumental in establishing Peninsula State Park for all of us to enjoy. In retrospect that seems like it was a pretty good idea. Take a natural area and maintain its natural beauty but let people from around the state hike and bike and camp and play golf and ski and snowboard and enjoy that area in a way that is minimally intrusive to the land and its natural inhabitants - the flora and fauna and animals who have always called it home. 100 years later we look back with pride on that insight and initiative.

If this Jacksonport campground goes through, what will our children and grandchildren and great grandchildren look back on in 100 years as a result of this ill conceived idea. More noise? More pollution? More trash and litter? More water that we cannot drink, and fields that we cannot farm? More vehicle accidents? More police calls? Fewer local businesses because many have had to close because of this campground complex?

Look around the county at the various townships and see how those who have been able to control development have fared compared to those who have not. You know the local landscape better than I, but I know that we feel extremely fortunate to live in a part of Door County that has not rolled over for large business and condo developments and has been able to keep things relatively simple and clean.

What is a good alternative? Please consider putting together a master plan of township spaces that will identify any logical areas for growth and development. Growth that would benefit both residents and visitors and maintain our safety, natural resources and quality of life. And don't charge ahead with this single campground that we all may regret in a few years.

Thank you for your consideration.

  
Richard Reynolds  
5864 Cave Point Drive

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Richard C. Reynolds

[rcr@reynoldsms.com](mailto:rcr@reynoldsms.com)

RECEIVED  
APR 23 2018

BY: .....

April 18, 2018

Bob and Kay Noel  
5873 Cave Point Drive  
Jacksonport WI

14705 Lata Vista Drive  
Elm Grove WI 53122

Board of Adjustments  
Door County Land Use Service Department  
421 Nebraska Street  
Sturgeon Bay WI 54235

CC: WI Department of Natural Resources  
101 S. Webster Street  
Madison WI 53707 - 7921

Dear Board of Adjustment

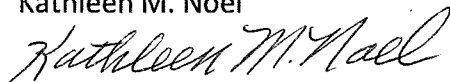
Concerning the Conditional Use Permit for the proposed RV Campground Site in Jacksonport.

It is upsetting to find that a 130 RV Park on a very small piece of property, 20 acres, is being approved for Jacksonport considering the serious problem of waste disposal in our area. We do not have a sewer system in Jacksonport. The Niagara dolomite escarpment, the bed rock of Door County, is a poor filter of waste. The DNR has set a standard that we all must follow to keep our water table safe. Our septic systems and holding tanks must be large enough to accommodate every bedroom in our homes, even though many of us are only in residence one to two months a year. Each system must be checked every 3 years. A RV park accommodating 130 campers with 2-6 beds in each camper would need to have a gigantic holding tank or huge septic system or separate holding tanks on each 34' x 75' campsites if the park owners, the Lauritzens, are held to the same standards that we, the Jacksonport property owners, are held to. RV Campers are also known to dump accumulated waste when they park.

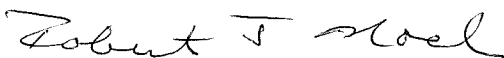
Please, keep our ground water safe and hold the camp sites to the same standards as the property owners.

Thank you,

Kathleen M. Noel

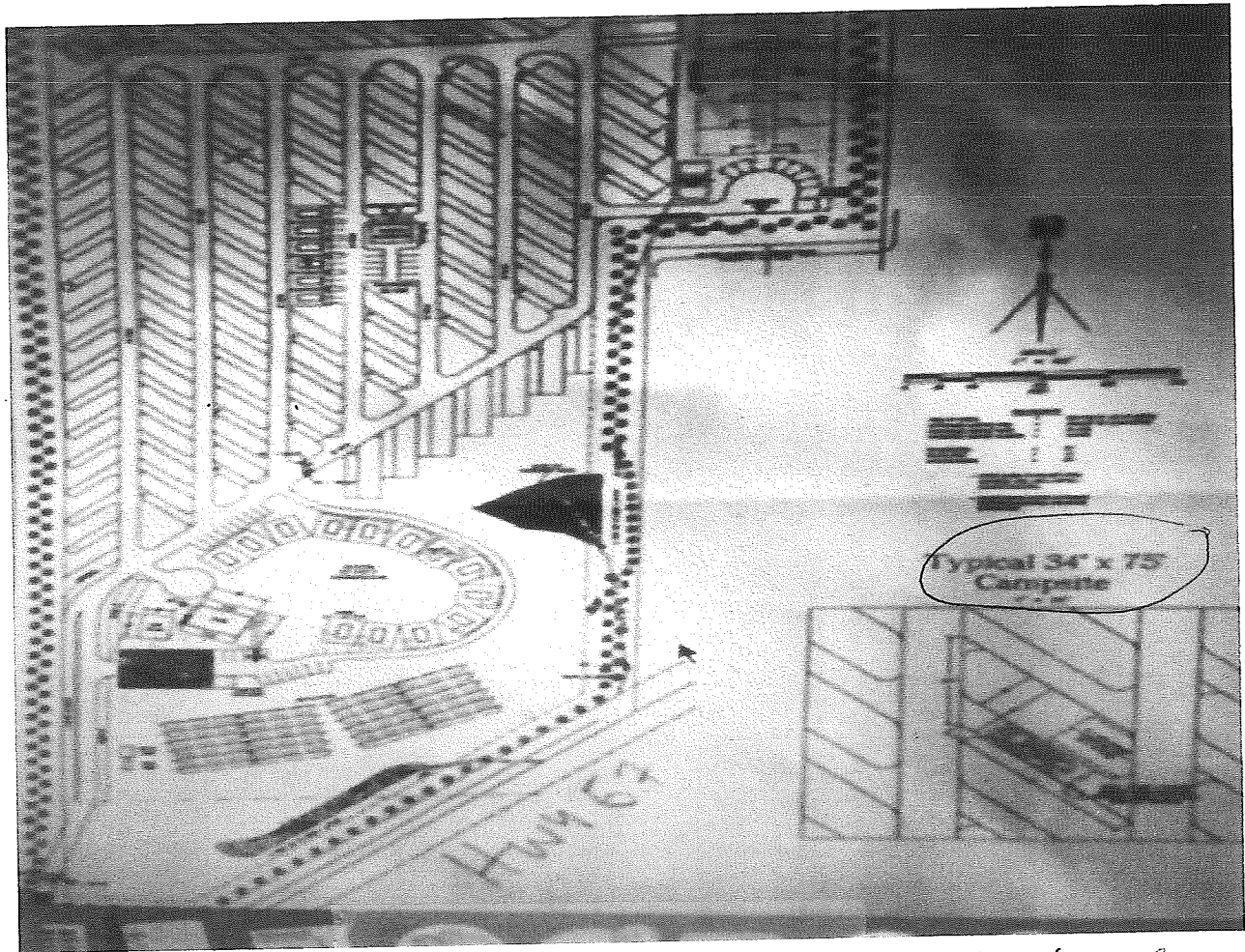


Robert J. Noel



BY: .....

Attached is a photo of the plans for the proposed RV/Campsite. It will consist of 100 campsites and 30 cabins on the 20 acres.



RECEIVED  
APR 23 2018

BY: .....

Photo of the plans of the proposed RV/Campsite on the corner of Hwy 57 and Bagnal Road in the town of Jacksonport in Door County consisting of 100 34' x 75' campsites and 30 cabins on 20 acres. The high concentration of sites without sewer is concerning.

*100 Campsites and 30 Cabins*



## GOODE, MARIAH

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**From:** don jervis <mrbalance99@yahoo.com>  
**Sent:** Sunday, April 22, 2018 11:20 PM  
**To:** GOODE, MARIAH  
**Subject:** Jacksonport

Hello Ms Goode and Door County Board of Adjustment

I'm Don Jervis a 25 + year business owner in Jacksonport and I'm writing to express opposition to the Conditional Use Permit (CUP) for the Lauritzen's RV Development in Jacksonport, Wisconsin granted by the Door County Resource Planning Committee (RPC) on January 18, 2018.

I also live in Jacksonport at 6362 St Hwy 57.

Most people living around our town would not mind a RV spot. This proposed one is in the wrong spot. Pretty simple. Too close to town, all property owners around there don't want their land values going down, which would happen. No one wants to live near a spot like that. Use common sense. Camping belongs in the woods where one doesn't see you and you can't look across the way and see people living in houses.

Just look at the amount of opposition to this project for this area. No project EVER in this town, has gotten this many people stating their opinions. Only thing in the past was Dave Barneys dog incident (didn't end well) and when Neil McCarty passed questioners about how people felt about the LeClairs putting poorly engineered Condos, that still smell like septic around there, on the beach.

The septic and water issues are my main concern. These plans can look like engineering possibilities on paper, but reality is different when blasting through sensitive rock shelves. Should an environment impact study be looked into? Yes I say.

Please put campground in another spot in the woods where camping belongs.

Don Jervis

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APR 23 2018  
BY: .....

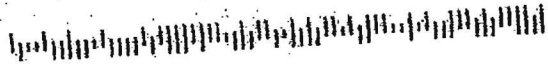
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APR 23 2018

BY: .....

Ms. Joan Liss  
2203 Phillips Dr.  
Glenview IL 60026-1476

17 APR 2018 9:13 L

Gay Rustaver  
6304 Breezewood Lane  
Sturgeon Bay, Wis. 54235



This note is to show my opposition  
to the RV Park on the West side of 58  
in Jacksonport.

An RV Park would do nothing but  
bring traffic to our small town. The  
people coming to the park would  
not bring revenue to help our town.

I am sorry I cannot attend the  
meeting, but hope my disapproval  
will be noted.

Joan Liss  
606 Lakeshore Rd.  
Jacksonport, Wis.

Joseph A Gagnon  
6155 Hwy 57  
Sturgeon B24  
823-2045

To: Board of Adjustment

Re: Appeal decision of DCR PC approving  
conditional use permit / camp ground Jacksonport

Within the next year or so two <sup>serious</sup> traffic choke points will occur at Hwy 57/Bagnall Rd and Hwy 57 N. Cove Point Drive. This is due to the elongated "S" curve of 57, starting at Bagnall Rd and continuing just past Lakeside Rd. This curve literally blinds approaching traffic going N. and S. Although the speed limit is 30, most traffic goes about 40-45 mph. The new ~~s~~ expanded businesses on Cove Pt. Drive and the proposed camp ground will combine to greatly increase traffic to include large campers, construction vehicles, etc. This increase in traffic will make walking impossible and biking very dangerous. Perhaps the Jacksonport Town Board ~~and~~ did not think the above issues seriously as they were attempting to increase revenues for the town. Since the camp ground will have its own store that will limit revenues from local businesses.

On a personal note, as the adjacent property owner, significant loss of resale value appears evident.

The town also downplays the policy voted on by residents: to preserve open spaces, agricultural land, and the natural view (especially at the entrance of town from the south). The "Quiet Side" reputation of Jacksonport may quickly be overcome by a cacophony of noise, air pollution and traffic gridlock and dangerous vehicle/pedestrian encounters.

Please seriously consider the above.

Thank you  
Joseph A. Gagnon

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APR 23 2018

DOOR COUNTY  
LAND USE SERVICES DEPARTMENT



**GOODE, MARIAH**

RECEIVED  
APR 23 2018

**From:** Phyllis Zatlin <pzatlin@hotmail.com>  
**Sent:** Monday, April 23, 2018 1:18 PM  
**To:** GOODE, MARIAH  
**Cc:** Kathy Navis; gaypustaver11@gmail.com; Karen Sellars; George Kelly; Dan Meunier; Rich and Carolyn Sommer  
**Subject:** Opposition to RV Park  
**Attachments:** Deterioration of Lakeshore Road.docx; Hayter flood.png; 6138 flood.jpg

To: Door County Board of Adjustment  
From: Phyllis Zatlin, 6138 Lakeshore Road, Jacksonport  
Date: April 23, 2018  
Subject: Opposition to Conditional Use Permit for the Lauritzen's RV Development in Jacksonport, Wisconsin, granted by Door County Resource Planning Committee on January 18, 2018

My great grandparents settled in Jacksonport in 1874. My husband, George Kelly, and I built our retirement home on Lakeshore Road on property purchased by my father in 1922. We also own property at 6135 Lakeshore Road which extends up to North Cave Point Drive, next to property owned by Tom Rondeau. We believe that back lot is within 1500 feet of the proposed RV Park. My family has paid property taxes continuously on Lakeshore Road since 1922.

Among our major concerns are drainage, pollution of groundwater, and density of population.

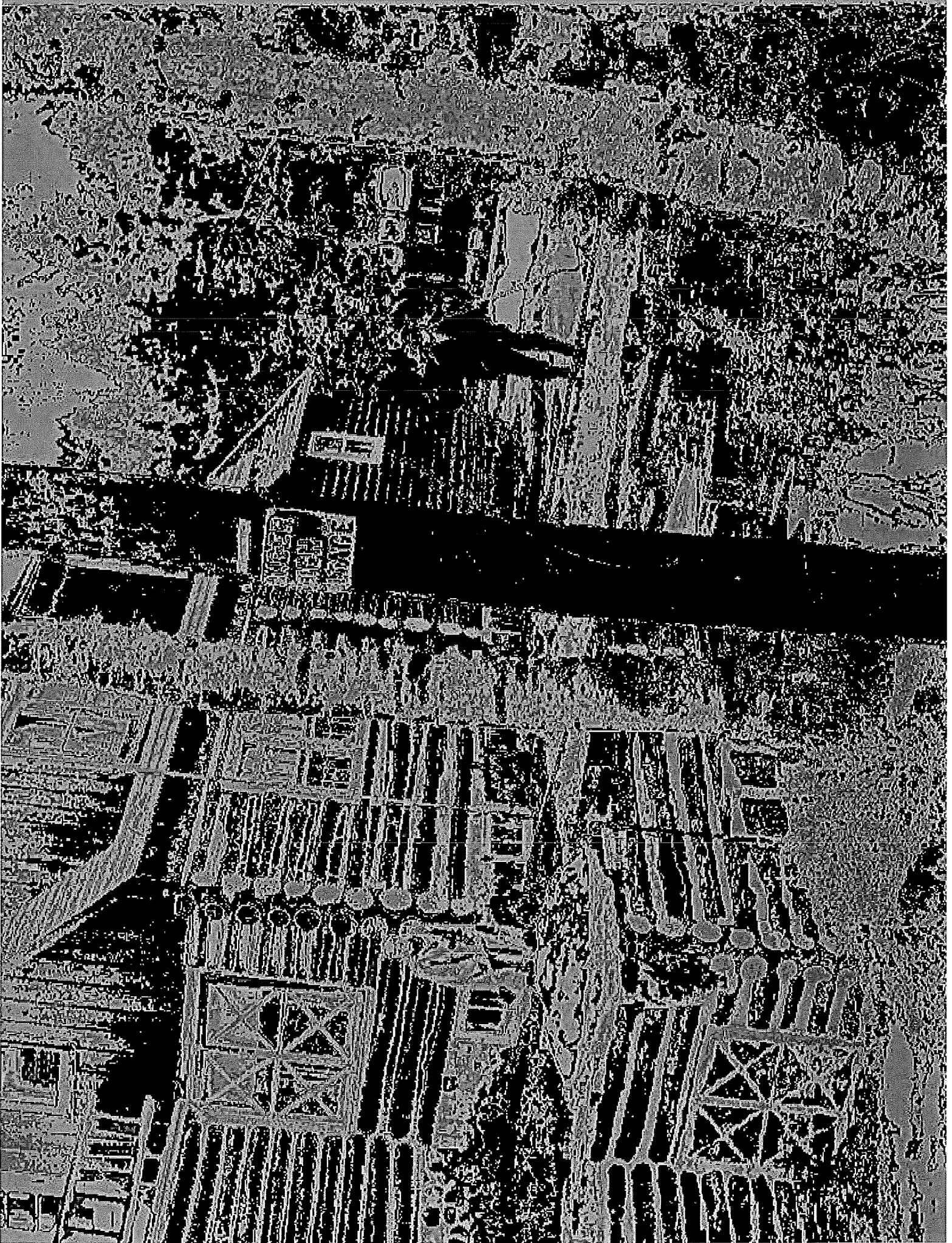
We know the history of drainage problems on Lakeshore Road going back many years. Water flows downhill. Storm water has come through our property and that of neighbors from Highway 57. (See attached pictures from several decades and ten years ago.) The little cottage my parents built in the 1930s was flooded some forty years ago after the quarry was closed and the highway was regraded. How would a large RV Park at the top of a hill prevent water—and sewage—from flowing from their site to the homes along Lakeshore Road? I also attach a memo we are sending to the Jacksonport Town Board about erosion of Lakeshore Road itself since the Blizzard of 2018.

Rock formations in our part of Door County are porous. Any spills or improper treatment of sewage on the proposed site will inevitably seep down into our groundwater. This is a major concern for home owners in our area. Protection of groundwater is the subject of a program sponsored in Sturgeon Bay on April 28 by the League of Women Voters.

The least restrictive residential zoning code in our area is 20,000 sq. ft. per dwelling. The proposed RV Park would have a density more than three times that limit. The largest RVs may measure 40 to 45 ft. When my husband and I camped, we used a tent trailer. Such equipment was not intended for any but summer months; stays at any one campground were typically short. Modern RVs have many amenities and some people use them for long stays, even living half the year in the north and half the year in the south. The RVs may be large enough to accommodate guests. It is therefore not unreasonable to assume that the population of the proposed RV Park may at times add 50% to the population of Jacksonport and do so in a compressed area. As I read over the conditional use permit worksheet, I seriously doubt that such a large-scale project in that particular location can possibly meet all of those requirements.

We share other concerns with our neighbors, but the above ones are those that we place at the top of our list.







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To: Jacksonsport Town Board

From: Phyllis Zatlin and George Kelly, 6138 Lakeshore Road

BY: .....

Subject: Deterioration of our road

Date: 23 April 2018

We know from neighbors that you are aware of the flooding problem on the road between the Gwyn and Humphries' properties, that is, right next to us. You should also know that we have had drainage problems for years that will only get worse if the RV Park is put in at the top of the hill. We have had flooding because of the quarry, because of regrading of HWY 57, and simply because water seeks the low point. Our rocks are porous and easily allow water to pass through from the hills above and collect here.

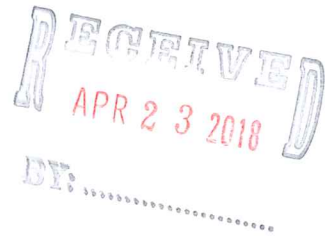
You may not know about other signs of deterioration on the road, which was resurfaced in 2013, apparently without adequate under support or grading. Water collects at the sides of the road at the north end, wearing away the surface. At the south end, we have spotted a growing hole that is several inches deep and we have noted various soft spots that may soon form holes. These threaten to go deeper than normal potholes and require inspection before there are accidents here when more people are using the road.

Thank you for looking into this matter. We would be happy to walk the road with you if that would be helpful.

## GOODE, MARIAH

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**From:** Nona Seaver <seaver.n@att.net>  
**Sent:** Monday, April 23, 2018 1:15 PM  
**To:** GOODE, MARIAH  
**Subject:** RV Park  
**Attachments:** February 14.pdf



The RV park does not "preserve the rural, agricultural character", it does not "protect quiet residential neighborhoods", it does not "preserve natural areas and scenic views" and does not "protect safe drinking water". It does not "expand or improve park areas". If this is the mission as determined by the representatives of the Jacksonport citizens, then I believe that the plan (at the current size) is not appropriate for this location. .

Had the family proposed something of a much smaller size and not situated so closely to residents, I may have supported it; but not in it's current site and not at the 100 plus units. With a population that could double in size on a weekend and with the possible noise pollution I cannot support the plan in it's current state.

Thank you again for any consideration,

Nona Seaver

Permanent Resident.5 years, 11 as landowner

Jacksonport Land Use Plan, adopted in 2007, established seven goals to guide the community into the future.

- Preserve the rural, agricultural character
- Encourage residential and commercial growth to village core
- Protect quiet residential neighborhoods
- Preserve wetlands, natural areas and scenic views
- Protect safe drinking water

- Promote safe transportation
- Improve and expand parks and recreational facilities

The land use plan reflects Jacksonport's commitment to environmental stewardship, responsible growth and respect for the town's heritage

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BY: .....



February 14, 2018

The Door County Board of Adjustment

From: Nona Seaver

5999 Lakeshore Rd. Jacksonport (physical address)

PO Box 861 Sturgeon Bay, WI

Tax/land owner 11 years, Permanent resident 5 years.

This letter is in **opposition** to the Conditional Use Permit (CUP) for the Lauritzen's RV Development in Jacksonport, Wisconsin granted by the Door County Resource Planning Committee (RPC) on January 18, 2018.

Although there may be businesses for which I could support at this location, the plan that has been proposed could negatively impact the Jacksonport community on many levels.

I understand the need for additional businesses and added tax base for a community like Jacksonport; but I do **not believe** that this plan for an RV park is appropriate. The size and density of this business are a concern for the following reasons.

1. **An RV park of this size will contribute to unsafe conditions** on an already congested highway, particularly on weekends when so many people are already bound for Cave Pt. County Park via that same route. The turn-off would also be hazardous because of the location and access via Bagnall Rd. The town's residents would suffer the tax consequences for the upkeep of the town roads surrounding the park which would surely be impacted by this high number of heavy vehicles coming and going.
2. An RV park of this size will **negatively impact the value of nearby homes** and **negatively impact the quality of life in those homes**. Residents would have to contend with:
  - a. Smoke from campfires which will be impossible to manage with the large number of sites.
  - b. Increased noise from RV engines particularly again because of the huge number in close proximity to the homes.
  - c. Regardless of rules limiting noise, with over 100 RVs and guests, even the quiet hours will not be quiet. The running of water pumps for the showers, laundry etc. will also certainly add noise, again which will impact the community.
  - d. The current land has few trees and the dust kicked up during dry weather may impact the neighboring properties as well.
  - e. With the potential for several hundred people living on such a small space, the factor for dog barking would certainly be a serious issue for the entire community. This space is simply too close to the town for such a huge project.  
(This could encourage people to move out of Jacksonport which would be counter-productive regarding the tax base. The real estate currently for sale may go unsold because people would fear the impact of such a large park nearby.)
3. **Negative visual impact**. The plan does not show any green space between vehicles. When one travels into Jacksonport, The RV park would be the first thing that one would see, a huge field of RVS. This is a drastic change from the farmlands as you approach the village now. No amount of shrubbery will camouflage 100 plus RVS from neighbors and visitors. There should be concern about "visual harmony" The Jacksonport Historical Society's location will not be improved by so many RVS nearly across the road. It will take away from the rural small town feel of the Jacksonport community for which many visitors come. The quiet little church on Cave Pt. Rd. would be affected also by the traffic.

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BY: .....

4. **Negative change to the character of the community.** If one asks why one lives or vacations in Jacksonport, one will often hear the term, “quiet side”. Surely there is another kind of use for this property that would not present so big of an impact on the look of the village, or on the health of the environment,
5. **Light Pollution** Regardless what regulations are imposed, when you have this number of RVs coming and going and people “living” for days on this acreage, there will surely be an impact on the surrounding areas. One of the reasons people also like the quiet side is that there is little “light pollution, which contributes to the abundance of wildlife, another draw for residents and local hunters.
6. **Huge impact on resources** Because we are a community without the benefits of a central sewer and water, the size of this RV park will have a negative impact on the water table and on the health of the already Karst like soils. And the introduction of chemicals related to RVs and septic disposal is a concern with this size of project.

I sincerely hope that you will consider that the RV Park is not a good use of this property, which has been rural in nature for so many years. And do consider that so many people from the community are concerned with the potential for issues not yet anticipated with such a large plan. It certainly will not enhance Jacksonport’s look or feel. Thank you for your consideration and for your work in the county. I love Door County, Jacksonport and trust that you all will consider what is best for the community.

Nona Seaver

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