



Summer 2006 Newsletter

PROPERTY OWNERS ASSOCIATION

P.O. BOX 556, STURGEON BAY, WI 54235

MESSAGE FROM OUR PRESIDENT

By Mike Standish

If some morning you are on your veranda, overlooking the majestic waters of Green Bay, and you see a lost soul staggering around in the water, please don't call the men with big nets. It may be one of your BSPOA water testers in action. For the third year we are working with the Door County Soil and Water Conservation Department and the University of Wisconsin Oshkosh to test the *E. coli* levels of 13 miles of Green Bay shoreline. The financial "heavy lifting" for this testing is being subsidized primarily with a grant from the Lakeshore Natural Resource Partnership and a gift from Door Property Owners.

Speaking of DPO, if you're not a member, you might want to join up. Under the leadership of the current board and president Rich Dirks, they are starting to initiate public forums on a variety of important issues to Door County. DPO also has the financial resources and membership to

make a difference.

On our local front, BSPOA membership stands at record levels (190 families,

325 individuals), on May 13th volunteers cleaned up 13 miles of Bay Shore Drive and feeder roads, the four million dollar im-

provement to Olde Story Quarry Park is almost complete, and both Egg Harbor and Sevastopol are in the process of initiating Smart Growth. Wisconsin law requires that Smart Growth incorporate citizen input. This will be through public meetings and committee membership participation.

At risk of sounding hokey, this is *your* opportunity to provide direct input into a forum that will shape your community for the next 25 years. So if you've ever uttered the phrase "Door County isn't the same as it was 10 (15, 20, 30, etc.) years ago...", this is *your* chance to stop complaining and actually do something. Get involved in Smart Growth.

Please set aside Saturday, September 30th, for our annual meeting at Horseshoe Bay. It's a chance to meet some of your neighbors and berate your board members. I look forward to seeing many of you then.



SEVASTOPOL 2006 REASSESSMENT

by Betty Parsons

This is the year that Sevastopol residents will have their property reassessed. The assessed valuation is slightly more than \$411 million and the equalized valuation is \$597 million. The difference between these numbers kicks in a statutory mandate.

In an excellent article for the Sevastopol February 2006 newsletter by Linda Wait, Sevastopol Town Clerk, she states that the Wisconsin Department of Revenue (DOR) "requires the assessed value of each major class of property to be within 10% of full value at least once during a four year period. ... The DOR has measured our assessed value of property and we are now at slightly less than 69%."

Associated Appraisal Consultants of Appleton has been hired to do the reevaluation for a cost of \$118,000, and it is anticipated that 100% of all property will be reviewed.

Reassessment notices will be sent out by late August or early September. The notice will include dates and times for Open Book and Board of Review. Both meetings will be scheduled on a Friday and Saturday to accommodate working schedules and second homeowners.

OPEN BOOK: Appointments are recommended but not necessary. The Assessment Roll for 2006 will be available for review and the assessor will be available to answer questions. The Open Book offers an opportunity to ask questions and to compare your property taxes to similar properties.

BOARD OF REVIEW: This is when a formal objection is made. Appointments can be scheduled and 'Objection' forms, which are required, obtained from the town clerk.

INFORMATION:

1. Town Clerk, Linda Wait, (920) 746-1230
2. Sevastopol newsletter at www.townofsevastopol.com. Newsletters have been sent to residents who list Sevastopol as their primary residence. However, your name can be added to the mailing list by contacting Linda Wait.

Thirty-five hundred mailings were sent out for real estate and personal property. There are 28,000 acres of residential, commercial, agriculture, undeveloped and forestlands in Sevastopol.

SEVASTOPOL COMPREHENSIVE PLANNING COMMITTEE UPDATE

by Betty Parsons

The last BSPOA newsletter contained an article that explained Smart Growth, which was created through Comprehensive Plan legislation enacted by Wisconsin in 1999. This legislation requires each town/city/county to prepare a land use plan that addresses a number of criteria. The plan must be complete and ready for implementation by 2010.

The Sevastopol committee of eleven, which is chaired by JoAnn Schley, and has educational support from Rob Burke, who is with the Door County UW-Extension Office, began its process by reviewing studies and planning efforts previously undertaken by the town. In particular, they referenced the *Town of Sevastopol 2000 Land Use Committee Report*, an ambitious effort, which was chaired by BSPOA member Terry Lappin. Sheila Turner, another BSPOA member, served on the committee.

The committee's next step was to seek an experienced land use consultant. Twelve consultants were initially contacted. From this group, three were interviewed. Jeff Sanders, who is with the Omni firm located in Appleton, was recommended to Sevastopol Town Board and approved at their June 26th meeting. Mrs. Schley stated that Jeff Sanders had excellent references, did Smart Growth plans for six townships in Kewaunee County, and that the committee liked his commitment to public input and awareness. Additionally, Mr. Sanders knows Door County well, is environmentally sensitive and wants Sevastopol to "grow properly". Once underway, residents will be able to monitor progress via web.

A meeting, most likely in August, will be scheduled so Sevastopol residents can meet Mr. Sanders and the Comprehensive Planning Committee, and have an opportunity to share thoughts and vision for the township. So, let's all make an effort to attend this important meeting.

The Door County Invasive Species Team is a network of people and organizations working to safeguard the biodiversity of the Door Peninsula. Our network is strong, but thin. **We need your help!**

INVASIVE SPECIES ALERT!

by Bob Bultman,
Door County Invasive Species Team Coordinator

Did You Know that there is garlic mustard along Bay Shore Drive? It is time to be aware and ready for action.

Garlic mustard is an exotic garden herb that is wreaking havoc in the forest areas that it invades. It is highly disruptive to natural ecosystem balance and lowers property values. It produces abundant, tiny seeds and grows in thick, monocultural stands, snuffing out other forest plants including ferns, trilliums, orchids and many other wildflowers. Garlic mustard actually poisons the soil where it grows and is known to snuff out tree seedlings. *Botanists equate the infestation of garlic mustard in a woodlot to running a bulldozer through the woods.* When even tree seedlings cannot survive, an infested forest is in peril.

Garlic mustard greens up very early in spring and has a small, white flower on a stalk that is from 1 to 4 feet tall. Once pollinated, each plant can produce hundreds of seeds. During the warm days of summer, the seed pods ripen and drop many tiny seeds, covering the ground with next year's devastating crop. These tiny seeds are easily loosened from their pods and find their way into your pants cuffs, boot creases . . . even your dog's fur! Once on board, these hitchhiking seeds of doom will opportunely start a new infestation wherever they happen to drop or seed shakes loose. Garlic mustard is a bane to our state parks. Its tiny seeds are easily spread from campground to campground on toys, pets, RV welcome mats, etc. It is a great threat to our preserves and natural areas, too.

Eradicating garlic mustard requires controlling the seeds. Garlic mustard is easiest to pull in April and May when the plants are blooming and easy to see. All plants should be thrown into the garbage as flowers can develop seeds even after being pulled out of the ground. In June and July, plants with green seed pods can be pulled and disposed of, but *once the seed pods begin to brown, dry and split open, handling the plants means spreading the seeds.*



Bob Bultman

While garlic mustard is a devastating pest, the upside is, it can be controlled manually and without herbicides. It is our stewardship duty to safeguard the native biodiversity of our ecosystems for all future generations. Be a good steward and learn how

to identify garlic mustard. And be a good neighbor by eradicating all garlic mustard on your property. The ecological integrity of our forests depends upon it!

As Coordinator for the Door County Invasive Species Team, Bob Bultman is available to train landowner groups to control invasive species. He spoke at the July 19th Bay Shore Property Owners Association meeting and discussed the invasive species problems along the bay shore.

Please contact Bob if you would like to be included on the DCIST contact list:

email: dcist1@gmail.com or
Door County Invasive Species Team
Message Line: (920) 746-5955

DCIST is looking for Township and Neighborhood Coordinators to accomplish the following tasks:

- Act as a liaison within your area
- Organize local residents
- Make phone calls
- Report invasive species sightings
- Monitor problem sites
- Support the greater mission of DCIST

We need your support. You don't have to be an expert. We have resources and people available to help you with technical issues and with species identification. We need outgoing folks who do not mind making phone calls and doing some local organizing.

Thank you for your consideration.

Bob Bultman, Coordinator
Door County Invasive Species Team
(920) 746-5955
dcist1@gmail.com

HIS HONOR, JUDGE ROBERT W. LANDRY

by Lisa Frederick

So often when asked about what makes us tick, virtually all respond with an answer that relates to what we do or did. Judge Robert W. Landry is no different. Judge Landry's biography reads like a novel about an elder statesman. The chapters of his life are highlighted with stellar courtroom dramas, books published, numerous community awards and a history of selfless contributions to the good cause of children, education, music, veterans, and health.

Quiet, relaxed and unassuming, the gentle man sitting across from me at our June Steering Committee meeting seemed quite far removed from one presiding over Milwaukee's courtrooms meting punishment to criminals, writing books, or lecturing law students, etc. Rather he, himself, is bookish; carefully choosing his words while waxing enthusiastically about our water levels...and the Great Lakes.

This august individual garners a wise chair at our Steering Committee table. His thoughtful and methodical dissection of issues related to our peninsula will be embraced by the BSPOA and appreciated by future generations who will benefit from his insight and wisdom.

Bob and his family fell in love with the bay waters one crisp January day in 1958. While exploring the county's back roads, they took a turn down a bumpy Bay Shore Drive and happened upon a beautiful parcel of land. With wife, Vera, and their two young lads braced for winter, they trudged through deep white drifts of snow to discover an engaging view of our bay side waters. They bought the land and built a place to retreat from their busy lives.

Lives change, sometimes dramatically, and when the DC haven burned to the ground, it was replaced. Bob now resides with his companion, Gertrude, enjoying year round residency in Door County.

Thank you for joining us Bob; you are a wonderful addition to our group.

BSPOA 10TH ANNIVERSARY ANNUAL MEETING

BSPOA will convene for the 10th Anniversary Annual Meeting Saturday, September 30th at Horseshoe Bay Golf Club, 11:00 AM to 2:00 PM. This is a wonderful opportunity to meet members and the officers of BSPOA, to discuss current issues in our area, to learn more about the organization's activities and, at the same time, to enjoy good company, good food, and a beautiful eagle's eye view of the bay. Please mark the date on your and join us! Detailed information will follow . . . shortly.



KUDOS TO

- Bay Shore Property Owners Association membership, the Lakeshore Natural Resource Partnership and Door Property Owners for your generous contributions to our water testing program. Thank you!
- Sevastopol Town Board members for publishing an excellent and informative newsletter twice a year. Thank you!
- Sevastopol Comprehensive Planning Committee for Smart Growth progress and their dedication and commitment to the task. Thank you!

STURGEON BAY LAND USE DECISION CAUSES CONCERN

by Betty Parsons

Most residents of Sturgeon Bay understand that a city cannot remain static and must continue to grow its commercial retail sector. However, the manner in which a city takes on that responsibility determines how successful the decision and development will be. Unfortunately, there are many examples of communities across the country, which have proceeded in haste and without vision. These communities typically suffer from a degradation of landscape and economic stability of their downtown areas.

Great concern has been generated in recent months regarding a land use decision in Sturgeon Bay, as the city chose to annex what is known as the Hopf property on highway 42/57 in the township of Nasauapee. The property consists of 76 acres, 23 of which will, if current plans move forward, be rezoned commercial and the balance will be zoned residential.

According to well-respected land use researchers, this decision does not reflect good land use principals for many reasons, which include the following: 1. It generates sprawl, which is not in keeping with the character of the county. 2. It generates large infrastructure costs, which will unlikely be recovered. 3. It will most likely pull business from the existing business corridor (business 42/57 bypass, including the historical downtown and Egg Harbor Road), in which the city invested a significant sum of money. 4. It permits annexation before deserted buildings and existing land in the commercial district is utilized. 5. The city committed to this course without environmental, fiscal or economic studies.

Most recently, the Sturgeon Bay Plan Commission agreed to review city's Big Box Ordinance. In the process, one hopes they will not rush or feel the necessity to accede to developer pressure, but rather, will review up-to-date studies and implement recommendations that are widely available and in use throughout communities across the country.

A unique city, such as Sturgeon Bay, demands and begs for vision and forward thinking with each development step. Since it seems ad-

visable to proceed cautiously and to study and implement recommendations that are widely available from land use specialists, the BSPOA Steering Committee sent a letter to the City Council.

The letter was in keeping with the BSPOA mission statement, as city development decisions impact all of Door County.

UPCOMING EVENTS

■ **August 15:** Door Property Owners meet in Baileys Harbor for a presentation by Chris Pagels of the Department of Natural Resources. The meeting commences at 7:00 PM. Baileys Harbor Town Hall, 2392 County F (intersection of County F and Highway 57). Public invited.

■ **September 16:** Door Property Owners Annual Meeting. Topic: *Impact of Comprehensive Planning and Smart Growth on Homeowners*. Public welcome. Crossroads, 9:30 AM, coffee, speaker, meeting and lunch. Contact Russ May at (920) 362-4111.

■ **September 30:** BSPOA Annual Meeting and Tenth Anniversary. Guests and public welcome. Note newsletter article for details.

■ **October 3:** Sevastopol Town Board *Budget Work Session*. Sevastopol Town Hall. 6:00 PM. This is an opportunity for the public to voice opinion and to impact budget.

■ **November 13:** Sevastopol Town Board *Budget Hearing*. Sevastopol Town Hall. 7:00 PM. Public participation permitted, but budget is essentially determined.

BSPOA MEMBERSHIP

Below is a list of the 2005-2006 BSPOA members. Please feel free to share this newsletter with a friend who might also be interested in membership. If you would enjoy being more involved with BSPOA, please contact Mike Standish at (920) 743-8585.

We appreciate your support and welcome our new members.

Paul & Ann Alexander	Bob & Marge Fink
Christopher & Christine Allie	Ron & Jean Flansburg
Harold & Nancy Alvin	Richard & Joan Follmer
Larry & Diane Austin	Jim & Mary Fravert
Susan & Jon Axelrod	Lisa Frederick & David Cottingham
Bruce & Crystal Banksom	John & Candace French
Bruce & Patty Becker	Fred & Barb Frey
Carl & Susan Becker	Mike & Carolyn Friedl
Robert & Mary Lou Becker	Jeanne Gabert
Donald & Linda Berns	Betty Garbers
Jerome & Charlene Bettag	Wayne & Linda Gerlach
Jeff & Lynne Bialk	Phyllis Geyer
Chuck & Leanne Bither	Angela V. Gilson
Jon & Christianna Blahnik	Terry & Sue Godres
Homer Bliss	Bob & Ann Goldsmith
Rick & Deb Blommer	Mark & Cindy Goldsmith
Mark Breseman*	Susan & Gilbert Gonzalez
Jane Bruesch & Rich Propson	Bob & Maude Graef
Nancy Buhl	Katherine Green
David & Denise Bunning	Anthony Gremo
Jim & Barbara Bunning	Benjamin Gurecki*
Larry & Martha Burris*	Don & Joy Gustafson*
Chris & Katie Callen	Jim & Paula Habschmidt
Randy Campagna*	Fay Ann Hannon
Jeff & Mary Campbell	Alexander Hansen
Dorothy Carlson	Becky Hansen
Samuel & Vicky Carmen	David & Dyana Hansen
Jill Cavanaugh	Doug & Cathy Hansen
Cedar Horizon LLC	Jon & Sue Hansen
Robert & Karen Ciesar	Robert & Madeline Harlan
Dan Collins & Nancy Aten	Darlene Harmann
John & Helen Collins	Kenneth & Mary Hartenian
Bob Cowles, Jr.	Dick & Carrie Hauser
Sue N. Cox	Howard & Charlotte Hayes
Vincent Davel	Nancy & Richard Helland
Craig M. Davis Trust*	Doug & Barbara Henderson
James & Suzanne De Rousse*	John & Dolores Hermann
Willard & Annette Dhein	Patrick Hearden & Carol Morgan
Jim & Georgia Dower	Susan Hickman & Sue Andra Lackey
George & Joan Draeb	Gerrold & Paula Higgins
Dennis & Janet Duebner	Kenneth & Jean Hill
Neil & Sharon Dujardin	Dr. Richard & Deb Hogan
Thomas & Doris Eastman	Greg & Mary Holub
John & Cathie Estey	Shirley Honold
Marge Evans	Scott & Elizabeth Hootman*
Marianne Ewig	Bob & Becky Hoover

Michael & Alison Hudak
Gary & Susan Immel
Andre & Marlyce Jirovetz
Darlene Kabat & Dan McHugh
Randy & Mary Kenny
James & Judith Kreamer
Jack & Nancy Kubitz
Robert Landry & Gertrude Stillman
Jeff & Brenda Lange
Terry & Marilyn Lappin
Richard & Alberta LaReno
John & Mary Law
Bud & Brenda Lenahan
Tony & Judy Licata
B.J. & Gladys Lieffort
Daniel & Mary Ann Lindner
David & Ann Litten
Michael & Peggy Losee
Drs. Tim Maatman & Phyllis Schippers
Carl & Marilyn Maglio
Art Malone & Sandy Dercole
Deborah Mancuso
Tom & Virginia Manthey
Terry & Susan Martell
Henry Martens
Peg Mason
Karl & Erika May
Russell & Susan May
James & Irene McInerney
Bill & Corrine McWey
Peter & Moira Moede*
Alan & Christine Moon
Chris & Shari Moore
Bob & M.J. Mow
Mark Muhr
Gene and Bea Musolf
Maury & Linda Mussa
Greg & Lynn Naples
James and Joan Nellen
Doug & Judy Nelson
Roger & Marilyn Nulton
Maurice & Frances O'Brien
Patricia Olson
Robert & Carol Olson
Mike & Liz Orlock
Fred & Sandra Panzer*
Tom & Robin Parsons
William & Betty Parsons
Ralph & Patricia Peterson
John & Sandra Pezzetta
Bob & Noreen Pollman
John & Susan Powers
Pat Reinwald
Lothar & Nancy Rentsch
David & Nancy Resch
Rich and Jackie Ritchie

Kate Rivers
Bill & Jerri Rix
Jim Sanden*
Rich & Peggy Sankey
Michael & Cassandra Savard*
Laurie & Bob Saxton
James & Barbara Schaefer
Judith Wagner Schmelzer
Paul & Helen Schmidt
Bud & Beverly Schopf
Jim & Marti Schultz
Chris & Alice Serra*
Charlie & Shaun Serwe
Helen Sheets
Hap Smith
Frank & Kathy Stanaszek
Michael & Mary Standish
Michael & Sarah Steinle*
Gregory & Sharon Streb
George & Mary Lou Stutz
David & Barbara Sundet
George & Shirley Sykora
Robert & Eileen Templin
John & Darlene Thenell
Bob & Kathy Tilden
Lyle Tobin
Tad & Kathy Tomita
Jim & Joan Trainor
Bryan & Diane Troutman
Scotty & Sheila Turner
Margaret M. Utzinger
John VanLanen
Michael & Paula Virlee
Dale & Jeanne Vogel
Kay & Kerry Walbridge
Jim & Polly Walmark
Michael Warnecke
Robert & Mary Warth
James & Regina Webb
Richard & Suzanne Weisman
Andrew & Janet Welborn
Dennis & Sue White
Lee & Lydia Wikkerink
Evelyn Wilke
Louis Williams & Mary Moster
Mark & Denise Wilmsen
Mr. & Mrs. Robin Zahran
Dave & Marcy Zini

* BSPOA issued these as Complimentary Memberships through September 2006.

New members are in **boldface type**.

If your name has inadvertently been omitted, contact Nancy Buhl at (920) 743-3227 or nancypbuhl@hotmail.com.

BAY SHORE PROPERTY OWNERS ASSOCIATION

PURPOSE: The purpose of this association is to maintain the safe, natural and aesthetic character of the Bay Shore Drive area.

MISSION STATEMENT: The Bay Shore Property Owners Association is a voluntary, non-profit association. Its mission is to provide for discussion and action on issues that impact the residential character of the neighborhood and those that affect the character of Door County.

GOALS:

❖ To monitor proposals for development of recreational/commercial properties that relates to and affects residential character of the neighborhood.

❖ To keep members informed of development proposals and issues that impact the residential character of the neighborhood.

❖ To educate and motivate members and non-members to preserve and enhance the natural, visual and historic resources of the area.

❖ To encourage management of growth through effective town, city and county land use planning and zoning.

❖ To form an alliance with other existing property owner associations.

❖ To address other issues that affect Bay Shore Drive indirectly but affect the quality of life in Door County.

Bay Shore Property Owners Newsletter, Summer 2006 issue

Published on an occasional basis by **Bay Shore Property Owners Association**,

P.O. Box 556, Sturgeon Bay, WI 54235

Editor: Steering Committee

Contributors: Bob Bultman, Barb Bunning, Lisa Frederick, Deborah Mancuso, Betty Parsons, Mike Standish

Electronic page composition, computer expertise: Laddie Chapman

Printing: Mark Goldsmith & Bob Goldsmith, Gateway Business Systems, Inc., Munster, IN

P.O. BOX 556, STURGEON BAY, WI 54235
PROPERTY OWNERS ASSOCIATION

