

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Plan Commission

Date: Wednesday, July 12, 2023

Time: 6:00 PM

Place: Town Hall, 11161 Old Stage Road

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve Minutes: 6-28-23
5. Conditional Use Permit: Dale Stewart, Camp Zion, Inc, on behalf of Christian Catholic Church, Parcel 018-02-02322821A1
6. Public Input
7. Correspondence
8. Future Meeting Dates
9. Adjourn

All agenda items will include discussion and possible action. Deviation from listed order may occur

***Audience members must ask for permission, during public input, to speak on agenda items ***

Anastasia Bell, Clerk/Treasurer

Members of the Town Board or any other Town Committee, who are not members of the body whose meeting agenda is published in this notice, are entitled, as any other citizen of the Town of Liberty Grove, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended, and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town Committee or Board

Town of Liberty Grove
Minutes of the Plan Commission meeting on June 28, 2023

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: Plan Commission 6-14-23
5. Heartland-10 Text Amendment Language Clarification
6. Correspondence
7. Future meeting dates
8. Adjourn

Chairman Nancy Goss called the meeting to order at 6:00pm. Commissioners Dan Watts, Cheryl Culver, Bill Surbaugh, Cathy Ward, and Paul Bokelmann were present along with Clerk/Treasurer Anastasia Bell and 3 members of the public. Commissioner Anne Miller was absent.

Surbaugh moved, Ward second to approve the agenda as posted. Carried 6-0.

Ward moved, Culver second to approve the 6/14/23 minutes as presented. Carried 6-0.

HL10 Text Amendment – Consensus to allow one principal structure for one trade/contractor establishment or auto/marine repair shop and to then follow normal HL10 regulations once home is built. The business established prior to a home will be counted as one of the two home businesses allowed in HL10. Accessory building(s) would be allowed only after a home has been built as already defined by County Ordinance. A barn would be exempted from size limitations and could be rebuilt to accommodate the business prior to a home on the parcel. The maximum number of buildings to be used for the business use will be limited to one.

Correspondence – STR letter and Camp Zion CUP have been received for a future meeting.

The next meeting will be Wednesday, July 12, 2023 at 6:00pm.

Surbaugh moved, Culver second to adjourn at 7:25pm. Carried 7-0.

Anastasia Bell, Clerk/Treasurer



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

Kristin Rankin, Zoning Administrator

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Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

June 15, 2023

Town of Liberty Grove
 C/o Anastasia Bell, Clerk
 (Via Email)

Re: PIN 018-02-02322821A1, Across Door Bluff Rd. and East of 12701 Door Bluff Rd. - Conditional Use Permit Application

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request for a conditional use permit regarding a property in Liberty Grove at an upcoming Door County Resource Planning Committee meeting. The hearing scheduling process may begin as soon as 28 days after the date of this letter. The hearing itself will be held no sooner than three weeks after the scheduling process is begun. The town will be notified of the hearing date and time about two weeks prior.

Enclosed is a "Town Recommendation Worksheet" which we ask you to complete and send back to the Door County Land Use Services Department. As a reminder, comments may be submitted to the Land Use Services Department until 12:00 p.m. (noon) the day before the public hearing, and/or the town may offer verbal testimony at the hearing.

Dale Stewart, Camp Zion, Inc, on behalf of Christian Catholic Church, seeks a Conditional Use Permit to construct an Institutional Recreation Camp facility on its property located on the east side of Door Bluff Road. The building would be used for dining, meetings, recreation, education, and other activities customary for an Institutional Recreation Camp.

The applicant has the responsibility to contact the Town of Liberty Grove (Anastasia Bell, Clerk: 920-854-2934) to determine if/when the town may be discussing this matter at a future meeting.

If you have any questions, please feel free to contact the Door County Land Use Services Department at 920-746-2323.

Sincerely,

Kristin Rankin
 Zoning Administrator

Enc.: Town recommendation worksheet, draft staff report & application packet

Cc: Dale Stewart, Camp Zion, INC, representing Christian Catholic Church, via email (w/ enclosure)
 Jesse Van Boxel – Millennium Construction, via email (w/ enclosure)
 Thomas David Lee – Fletemeyer & Lee, via email (w/ enclosure)
 Neighboring property owners within 300' of subject lot (to receive LETTER ONLY)

Door County Land Use Services Department Request for Town Recommendation

Dale Stewart, Camp Zion, Inc, on behalf of Christian Catholic Church, seeks a Conditional Use Permit to construct an Institutional Recreation Camp facility on its property located on the east side of Door Bluff Road. The building would be used for dining, meetings, recreation, education, and other activities customary for an Institutional Recreation Camp.

The (circle one) Town Board / Planning Committee of the Town of _____ held a legally noticed and posted meeting on _____, at which, by a vote of _____ (Yea) to _____ (Nay), the town recommended (check one) ☐ **SUPPORT** ☐ **DENIAL** for a conditional use permit.

Reason(s) for the town's decision:

Is the proposal consistent with the Town Comprehensive Plan?

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

Town Clerk Signature

Date

***See also the enclosed Resource Planning Committee Worksheet**

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.			4
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.			<i>For example: Access restrictions? Parking? Hours of operation? Hours open to public? Screening? Increased setbacks? Restrictions on signs?</i>
17) The impact of the proposed project on public health, public safety, or the general welfare of the County.			<i>For example: Compliance with local, state, and federal codes, laws, orders, ordinances, and rules?</i>
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

DRAFT STAFF REPORT **Conditional Use Permit Application**

Applicant Information

- **Name & property address:** Camp Zion, Inc. Parcel located immediately east of and adjacent to 12701 Door Bluff Road.
- **Parcel identification number:** Tax Parcel No. 018-02-02322821A1. (Note: The application lists two parcel numbers, but those lots have been combined via Certified Survey Map.)
- **Zoning district:** Heartland-3.5 (HL3.5).
- **Petition request, including sections of zoning ordinance requiring permit:** Camp Zion, Inc. seeks a Conditional Use Permit to construct an Institutional Recreation Camp facility on its property located on the east side of Door Bluff Road. The building would be used for dining, meetings, recreation, education, and other activities customary for an Institutional Recreation Camp.

Ordinance sections: 2.05(3)(a), 11.04., and 4.07(6).

Description of Subject Property and Surrounding Area

Subject Property

- **Lot area:** 28.43 acres. (Note: The application lists a total of 28.46 acres for this non-waterfront parcel, based on information from before the Certified Survey Map was recorded. The combined acreage of the lot is actually 28.43 acres.)
- **Frontage - water, road:** No water frontage. Approximately 1,450 feet along Door Bluff Road (private road along west side of property), approximately 2,000 feet along Door Bluff Lane (private road along north and east side of property), and approximately 450 feet along East Door Bluff Road (town road along south property line).
- **Existing uses/structures:** Construction on the building has already begun, due to a previously issued conditional use permit. The building will be located primarily in an open field.
- **Access:** Vehicular access will be taken from the Door Bluff Lane, on the north side of the property. Door Bluff Lane is essentially a private driveway that extends off of East Door Bluff Road. This private driveway is approximately ¼ mile long. Pedestrian access will be primarily from/across Door Bluff Road.
- **Traffic patterns/road usage:** Again, the property will be accessed by vehicles from Door Bluff Lane, which is a very lightly-travelled private driveway.
- **Water and sanitation:** There will be a private well and septic system (mound and holding tank combination) provided on the property.
- **Significant topography or vegetation:** The building site slopes slightly from the northwest to the southeast. The majority of the property is wooded; however, a portion of the building will be located in an existing open field located in the northwest corner of the property. The open field is approximately 1.5 acres in area and is located across Door Bluff Road and east of the existing camp.

Surrounding Area:

- **North:** The property directly north is a large park known as Door Bluff Headlands County Park. This tract is zoned Heartland – 3.5 (HL3.5). There are eight residential properties located along Green Bay to the northwest. These properties are all zoned Single Family – 30,000 (SF30).
- **South:** The majority of the property located south and southeast of the building site is the lot owned by the applicant, and is zoned HL3.5. There is a residence located approximately 750 feet south of the building site. There are also residential properties located along Green Bay to the southwest. Again, these lots are all zoned SF30.
- **East:** The properties to the east are large/wooded zoned HL3.5. Most of the lots are vacant. There is one residence that is located over 600 feet from the building site.
- **West:** The property directly across Door Bluff Road to the west is the existing Institutional Recreation Camp (Camp Zion). This property is zoned SF30. There are single family homes located north and south of the camp along the shore of Green Bay. These parcels are also zoned SF30.

Background/History

Camp Zion has existed along the shore of Green Bay since 1947. The Institutional Recreation Camp on that side of the road is considered a nonconforming use and can no longer be expanded. Camp Zion purchased 14.5 acres of property on the east side of the road in 2001. They obtained additional property in 2007 and again in 2016, and now have 28.43 acres of property on the west side of the private road, all zoned HL3.5. An Institutional Recreation Camp is a conforming use in this zoning district; however, it must be approved by a Conditional Use Permit. The proposed building will provide essential services for the existing camp located on the water.

On March 9, 2020, Camp Zion submitted a petition for variance, along with an application for a conditional use permit ("CUP"). The Door County Board of Adjustment ("BOA") denied Camp Zion's petition for variance on July 14, 2020.

Camp Zion brought suit (under RLUIPA, ADA, and other laws) on August 4, 2020, in the United States District Court – Eastern District of Wisconsin (Camp Zion, Inc. v. Door County et al, Case # 2020-CV-1248 -WCG). This lawsuit was dismissed pursuant to a September 30, 2021 Settlement Agreement and Release (Exhibit A, attached).

Consistent with the Settlement Agreement and Release:

- Camp Zion supplemented its March 9, 2020 CUP application on multiple dates in the summer and fall of 2021, including a revised site plan reflecting that the location of the proposed building had been moved to the east and further away from Door Bluff Road.
- The Door County Board of Adjustment ("BOA") issued and filed a CUP on October 1, 2021.
- Determinations(s) were made that no variance (from the private road setback requirements) was necessary.
- A regular zoning permit was issued on November 12, 2021.

An action seeking certiorari review and writ of mandamus relating to the process by which the October 1, 2021 CUP was issued was filed on November 10, 2021 in Door County Circuit Court (Bahrke, et al v. Door County BOA, et al, Case No. 2021-CV-123). An Order (Exhibit B, attached) was entered on April 27, 2023, by the Honorable Mark J. McGinnis reversing the BOA's issuance of the CUP. This was a final order of the circuit court.

Legal Considerations (Including the Need for a Variance)

Several federal statutes are relevant in considering Camp Zion's application, including the need for a variance under the DCCZO. Specifically, both the Religious Land Use and Institutionalized Persons Act of 2000, 42 U.S.C. § 2000cc ("RLUIPA"), and Title II of the Americans with Disabilities Act, 42 U.S.C. § 12131 ("ADA"), among other laws, must be taken into account in considering the Camp's application. In certain instances, both RLUIPA and the ADA preempt the application of a local zoning ordinance such as the DCCZO and require a local zoning authority to either make an exemption or reasonable accommodation to the application of its zoning ordinance.

RLUIPA

Under RLUIPA, no local government may implement a **land use regulation** in a manner that imposes a **substantial burden** on the **religious exercise** of a religious assembly or institution unless the government demonstrates that imposition of the burden on that assembly or institution (1) is in furtherance of a compelling governmental interest and (2) is the least restrictive means of furthering that compelling governmental interest. See 42 U.S.C. § 2000cc.

- Under the statute, "**land use regulation**" means a zoning or landmarking law, or the application of such a law, that limits or restricts a claimant's use or development of land (including a building on the land), if the claimant has an ownership interest in the regulated land. See 42 U.S.C. § 2000cc-5(5).
- Under the statute, "**religious exercise**" includes any exercise of religion, whether or not compelled by, or central to, a system of religious belief. The use, building, or conversion of land for the purpose of religious exercise is considered to be religious exercise of the entity that uses or intends to use the property for that purpose. See 42 U.S.C. § 2000cc-5(7)
- RLUIPA does not define what constitutes a "**substantial burden**." Whether a given burden is substantial depends on its magnitude in relation to the needs and resources of the religious organization in question. *World Outreach Conference Ctr. v. City of Chi.*, 591 F.3d 531, 539 (7th Cir. 2009). The standard is "much easier to satisfy than our former search for something rendering the religious exercise 'effectively impracticable.'" *Jones v. Carter*, 915 F.3d 1147, 1149 (7th Cir. 2019). Instead, the relevant question is whether the regulation at issue "seriously violates" the individual or institution's religious exercise. *Schlemm v. Wall*, 784 F.3d 362, 364 (7th Cir. 2015).

By its terms, RLUIPA is to be construed in favor of the broad protection of religious exercise, to the maximum extent permitted by the terms of the statute and the U.S. Constitution. See 42 U.S.C. § 2000cc-3(g).

When there is a conflict between RLUIPA and a local zoning code or how it is applied, RLUIPA, as a federal civil rights law, preempts the local zoning code.

A local government may avoid the preemptive force of RLUIPA by changing the policy or practice that results in a substantial burden on religious exercise, by retaining the policy or practice and exempting the substantially burdened religious exercise, by providing exemptions from the policy or practice for applications that substantially burden religious exercise, or by any other means that eliminates the substantial burden. See 42 U.S.C. § 2000cc-3(e).

ADA

Under the ADA, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity. See 42 U.S.C § 12132.

Under federal regulations adopted pursuant to the statute, a public entity is required to make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity is able to demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. See 28 CFR 35.130(b)(7).

As Applied to Camp Zion's Proposed CUP

As required by law, staff considered these provisions of RLUIPA and the ADA in reviewing Camp Zion's application. In particular, staff considered these provisions in reviewing the application with respect to the private road setback requirement of DCCZO §§ 3.05(4) & 3.06.

As is relevant here, under DCCZO § 3.05(4), the required setback for all structures fronting on private roads is 30 feet. In turn, under DCCZO § 3.06, an additional setback is required for large buildings as defined in the sub-section. Under § 3.06, the total required private road setback may be reduced by 50% by appropriate vegetative screening.

As originally proposed, and as considered by the Board of Adjustment in July 2020, Camp Zion's new building required a total setback of 102.5 feet from Door Bluff Road, the private road that runs north/south immediately west of the project site ($30' + 175'$ [for a building 120,001-180,000 cubic feet in volume] = $205'$; $205' \times 50\% = 102.5'$).

The revised proposal submitted by Camp Zion in connection with the October 2021 CUP moved the building to the east of its original location. As currently proposed, the building is located in excess of 102.5 feet from the edge of the travelled roadway of Door Bluff Road, a distance sufficient to satisfy the setback requirements for a building of up to 180,000 cubic feet measured from an undescribed private road.

Door Bluff Road, as it runs north/south adjacent to the subject property, is, in part, described by a recorded conveyance instrument and, in part, not described by such a recorded conveyance instrument. The DCCZO does not address how a private road setback is to be measured when a portion of the road is described in a recorded conveyance instrument and a different portion is not. However, in this instance, under the literal terms of DCCZO § 3.05(4), the private road setback would be measured from the edge of Door Bluff Road as described in the recorded instrument for a portion of the road and from the edge of the travelled roadway for a different portion of the road.

Further, according to Camp Zion, because of the topography of the subject site – specifically, the steep slope immediately to the east of Door Bluff Road and the overall slope from the northwest corner to the southeast corner of the property – the re-location of the building to the east resulted in the need to increase the height of the first floor of the two-story building to still allow the proposed elevated footbridge providing access from Door Bluff Road (see additional discussion below) to meet the second story of the building without also requiring additional ADA-compliant ramps from the ground-floor entrances/exit(s) of the building out to the surrounding fields. As a result, based on calculations provided by Camp Zion's engineers, the volume of the building as presently proposed is 189,738 cubic feet. Of that total volume, 6,127 cubic feet are within the roof itself, and an additional 2,338 cubic feet are below grade, resulting in 8,465 cubic feet of the total volume of the building essentially being

hidden to any roadside viewer. The overall height of the building is compliant with the height restrictions of the DCCZO.

With respect to first issue – the way the private road setback requirement is measured – it is staff's position that a reasonable reading of the setback requirement in this circumstance would be to measure the setback from the edge of the travelled roadway rather than in part from the edge of the travelled roadway and in part from the edge of the roadway as described. Such a reading would still advance the purpose underlying the setback (per DCCZO § 3.06, to "reduce the detrimental effects upon roadside scenery"), particularly given the long-established location and use of the relevant portion of Door Bluff Road, while avoiding the unworkable effect of measuring the setback for a single project two different ways along immediately adjacent portions of the same road.

Regardless, based on the above discussion of the requirements of RLUIPA and the ADA, it is staff's recommendation in this specific instance that the private road setback requirement of §§ 3.05(4) and 3.06 be modified, or that exemptions or accommodations be provided, to allow for the construction of the proposed building in the current location without the need for a variance from the setback requirement.

To strictly apply the private road setback requirement based on the fact that a portion of the road is described in a recorded instrument and the marginal increase in the total volume of the building required by the topography of the site (to 189,738 cubic feet, if both the volume of the roof and the portion of the building below grade are included, or 181,273 cubic feet, if they are not) would require Camp Zion to move the building considerably further to the east. According to the Camp, this would substantially impair, if not eliminate, their ability to construct the building.

Staff is concerned that, if the strict application of the private road setback were found by a court to impose a substantial burden on Camp Zion as defined by RLUIPA, the County would not be in a position to establish a compelling governmental interest for applying the setback provisions in such a manner or that the ordinance was being applied in the least restrictive way possible to achieve the purposes of the ordinance. In addition, considering the requirements of the ADA, staff is concerned that a court would conclude that modifying the application of the private road setback requirement to account for the increased volume of the building necessitated by preserving reasonable access to the building for disabled campers constituted a reasonable accommodation required by the law.

As noted above, Camp Zion's proposal also includes an elevated footbridge from the edge of Door Bluff Road to the second story of the building. According to the Camp, the footbridge is designed to facilitate access to the building for disabled campers given the topography of the site. Although the footbridge is technically located within the private road setback, regardless of how it is measured, staff is, for the same reasons discussed above, concerned that a court would view modifying the application of the setback requirement to allow for such a footbridge as a modification or reasonable accommodation required by RLUIPA and the ADA.

For the above reasons, staff recommends in this specific instance that the private road setback requirement of §§ 3.05(4) and 3.06 be modified, or that exemptions or accommodations be provided, to allow for the construction of the proposed building, including the proposed footbridge, in the revised location without the need for a variance.

Zoning Considerations

Purpose of zoning district: DCZO Section 2.03(7) Heartland-3.5 (HL3.5). "This district is intended for mostly rural areas of the interior of Door County where agricultural activity has been declining, or where a mixture of rural residential and agricultural activity is desirable or existing. The district primarily provides for residential development at modest densities consistent with a generally rural environment and also provides for certain nonresidential uses that require relatively large land areas and/or which are compatible with surrounding residential uses. This district secondarily provides for continued agricultural uses of land. Lot sizes of at least 3.5 acres are required for new lots."

- **Does the use meet the zoning ordinance's stated purpose and intent?** The use is allowed in this district, and with conditions is arguably consistent with the designation.
- **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. As construction is already underway, pursuant to previous permits issued and reversed, a regular zoning permit authorizing construction of the subject building shall be obtained as soon as is feasible after the issuance of this conditional use permit.
 2. The camp shall comply with the sleeping plan (Exhibit C, attached) filed with the Land Use Services Department on September 20, 2021 describing and depicting all areas of Camp Zion being used for sleeping spaces. Sleeping spaces are defined to include indoor and outdoor accommodations used by or provided for campers, employees, volunteers, and others, as well as any camping units (tents, RVs, camping trailers, etc.) which may be established on or brought to the site.
 3. Consistent with the applicable provisions of the Comprehensive Zoning Ordinance, Camp Zion's total capacity shall be limited to 156 persons. The capacity of the camp has been determined based on the combined acreage of the camp as a whole, including the waterfront parcel and this parcel.
 4. Any private on-site wastewater treatment system(s) shall be authorized, installed, operated and maintained as required by the Sanitarian Division of the Land Use Services Department.
 5. The storm water runoff control plan dated September 29, 2021, approved by the Soil & Water Conservation Department on October 6, 2021 (Exhibit D, attached), shall be installed, operated and maintained per that department's approval.
 6. The project shall comply with all applicable local, state, and federal building codes and ordinances.
 7. Any outdoor lighting erected in conjunction with this use shall utilized lighting fixtures whose hood, lens, or combination thereof allow no direct beams of light to be seen from off the property or to be cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
 8. All vehicles using the subject property at any given time shall be accommodated by off-street parking on Camp Zion properties. Parking space provision on the parcels

zoned HL3.5 shall be as depicted on the final site plan for the building submitted by Camp Zion.

9. Camp Zion will use its best efforts to direct camp traffic onto Door Bluff Lane, including but not limited to the posting of appropriate signage at the intersection of Door Bluff Road and East Door Bluff Road and the intersection of East Door Bluff Road and Door Bluff Lane directing camp traffic to utilize Door Bluff Lane.
10. Vegetative screening shall be installed and maintained as required by the Comprehensive Zoning Ordinance standards for large buildings.
11. Camp Zion will comply with all applicable noise ordinances and will have no amplified sound outdoors between the hours of 11:00 p.m. and 7:00 a.m.
12. Camp Zion will not use exterior portions of the subject building (decks, patios, etc.) for organized camp activities or large group gatherings after 11:00 p.m.
13. Upon completion of the subject building, the existing dining hall on the parcel zoned SF30 may only be used for those activities described within the conditional use permit application "narrative" (specifically, a camp canteen, lounge areas, space for indoor games and recreation, camp offices, meeting spaces, a first aid station, or staff and guest quarters) or that are otherwise customary for institutional recreational camps, subject to any approvals required under the Comprehensive Zoning Ordinance. Nothing in this paragraph shall affect any legal non-conforming use status on the parcel zoned SF30.
14. The use of camping units (tents, RVs, camping trailers, etc.) shall comply with all applicable regulations under the Comprehensive Zoning Ordinance.
15. Significant vegetation removal may be restricted by standards under the Shoreland Ordinance or the Comprehensive Zoning Ordinance. Any such activities should first be discussed with Land Use Services Department staff to ensure ordinance compliance.
16. Camp Zion shall obtain permits for additional recreational facilities as may be required under the Comprehensive Zoning Ordinance.
17. The project shall be completed within three years from issuance of the conditional use permit.

Comprehensive Plan Considerations

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

The parcel is designated as "Woodland/Wetland/Natural" and "Institution/Government" on the comprehensive plan's future land use map, as described below and shown on the attached map.

Woodland/Wetland/Natural – Lands designated as "Woodland/Wetland/Natural" are primarily in a natural state, and include wetlands, woodlands, and public and private

conservancy areas. Note that lands in this category can – outside of wetland and conservancy areas – and most likely will, contain very low-density residential uses in upland areas. The character of these regions should be protected by discouraging any development that would adversely impact the environmental quality or natural beauty of these areas. Maintenance of these natural areas should include continued private stewardship and public ownership or, if necessary, acquisition of easements or additional public lands.

Institution/Government – Those areas shown as “Governmental/ Institutional Facilities” denote existing or planned expansions of public and private facilities for education, health, or assembly; cemeteries and related facilities; and government facilities used for administration or safety. (Note that public utilities and outdoor recreation areas are categorized separately.)”

The proposed building will be largely located in the Institution/Government area designation, with a portion in the Woodland/Wetland/Natural area designation. An Institutional Recreation Camp facility is arguably consistent with both future land use designations.

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

MKG
06/15/2023

Staff Report Aerial Photographs, Zoning Maps,
and Future Land Use Maps

Aerial Map (neighborhood)

14

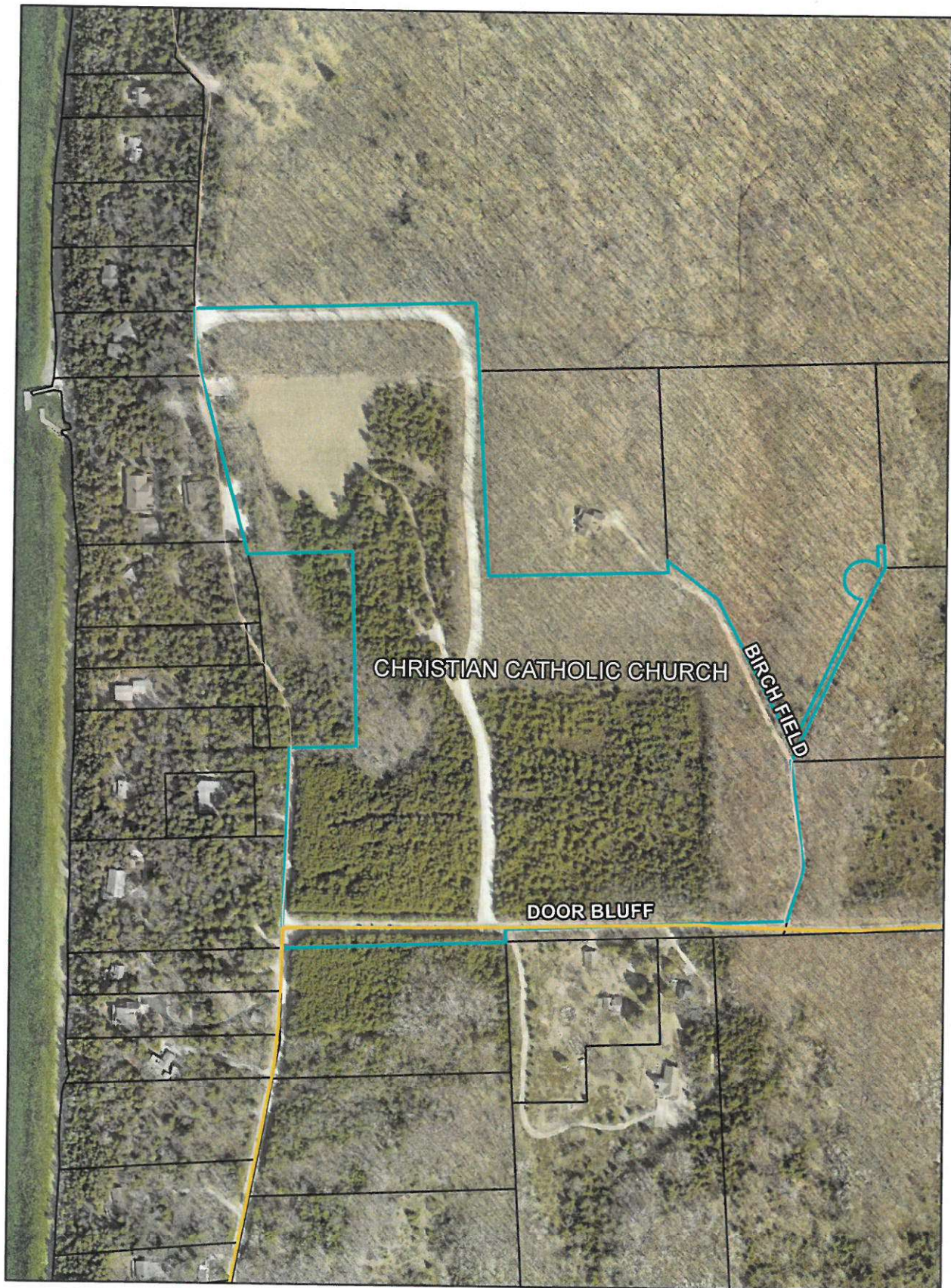
Christian Catholic Church: 018-02-02322821A1
Proposed Use: Institution Recreation Camp



Aerial Map (close-up)

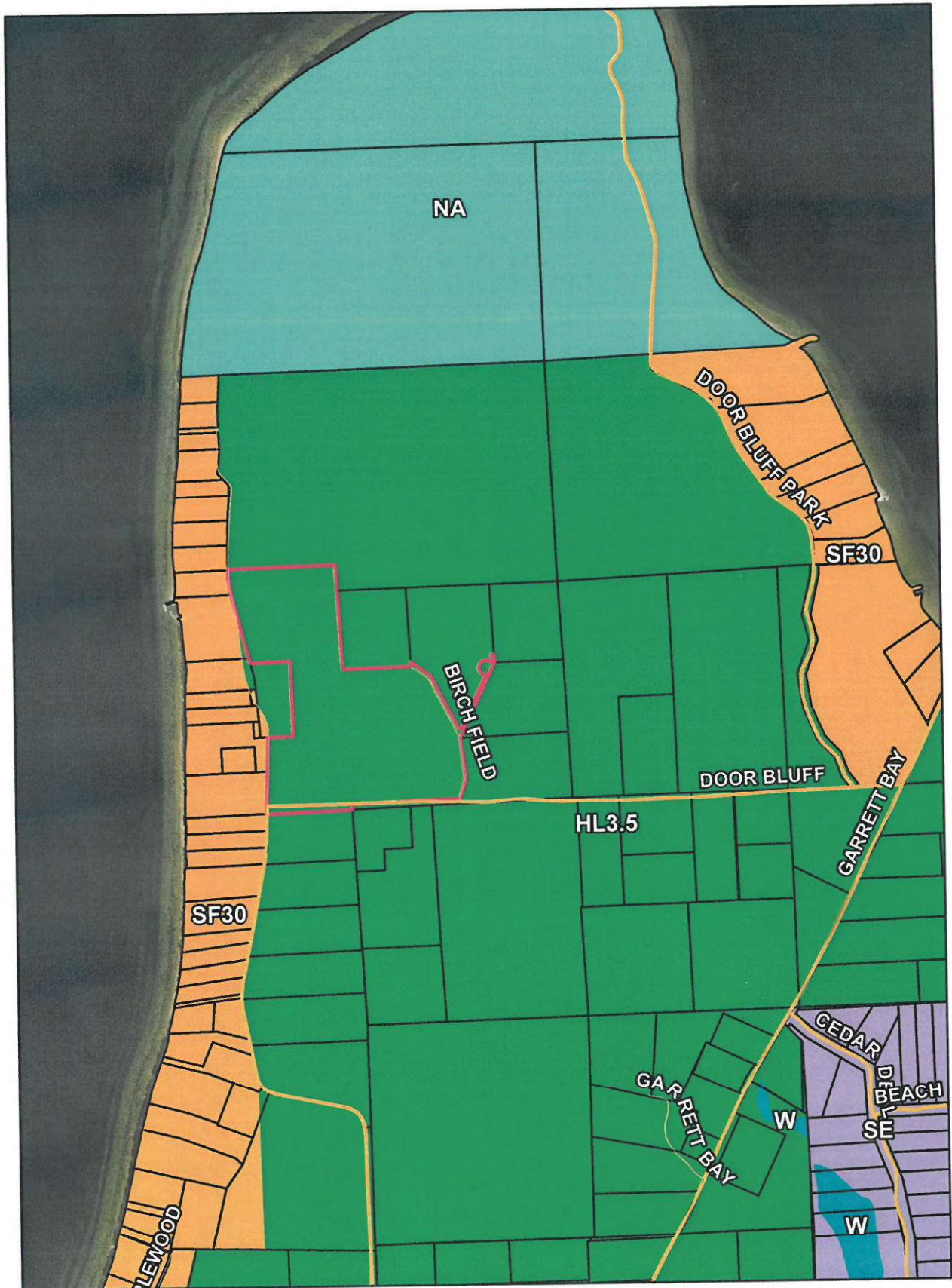
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Christian Catholic Church: 018-02-02322821A1
Proposed Use: Institution Recreation Camp



Zoning Map

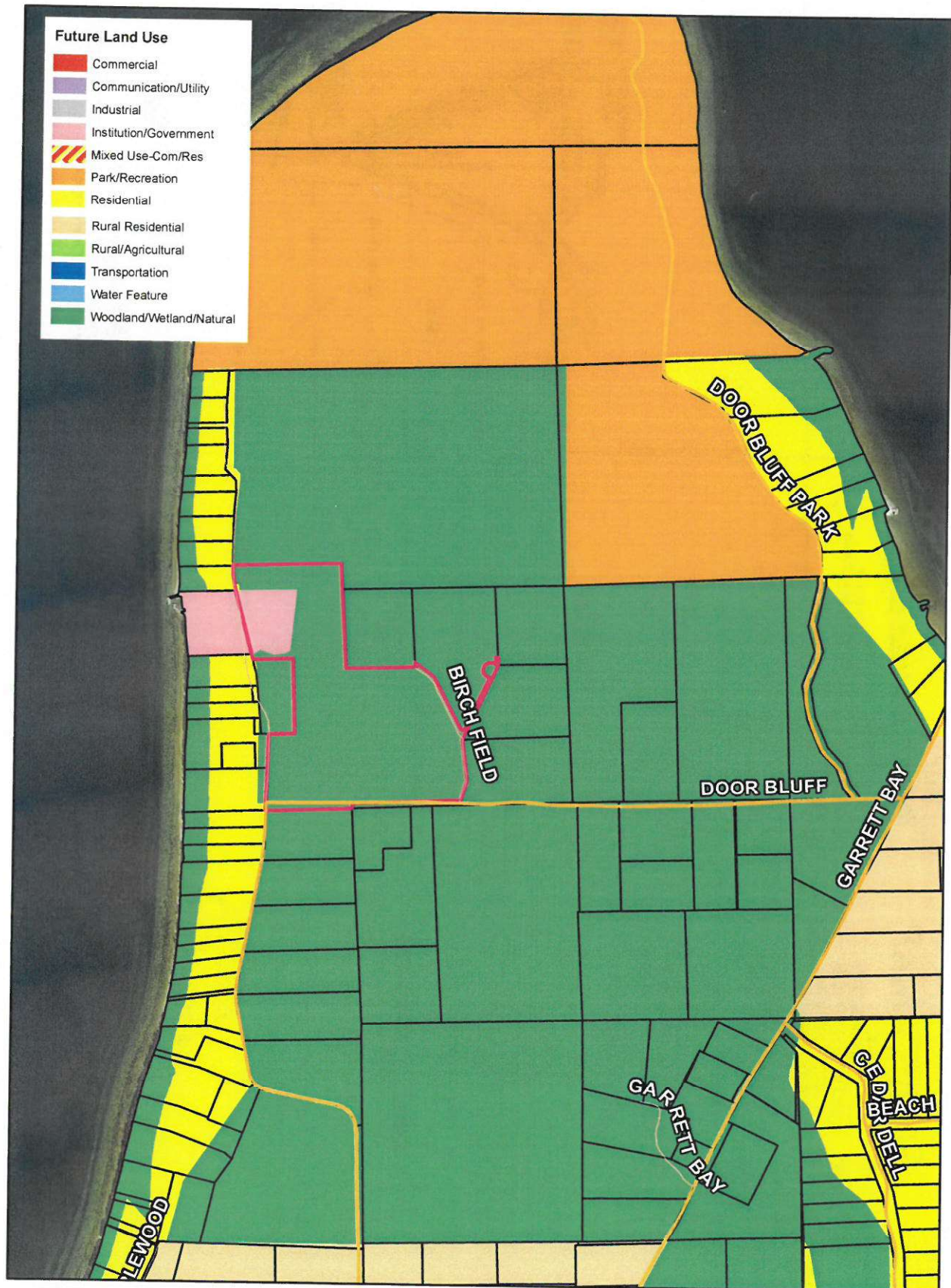
Christian Catholic Church: 018-02-02322821A1
Proposed Use: Institution Recreation Camp



Future Land Use Map

17

Christian Catholic Church: 018-02-02322821A1
Proposed Use: Institution Recreation Camp



CERTIFIED SURVEY MAP

BEING:
OUTLOT 1 OF C.S.M. NUMBER 2380,
RECORDED AT VOLUME 14, PAGE 154
OF CERTIFIED SURVEY MAPS
AS DOCUMENT NUMBER 714495
LOCATED IN:
GOVERNMENT LOT 4 OF SECTION 35,
TOWNSHIP 33 NORTH, RANGE 28 EAST,
ALSO:
LOTS 2 AND 3 AND OUTLOT 1
OF HANNENBERG LAND DIVISION
LOCATED IN AND INCLUDING A PORTION OF:
GOVERNMENT LOT 2 OF SECTION 2,
TOWNSHIP 32 NORTH, RANGE 28 EAST,
ALL IN:
THE TOWN OF LIBERTY GROVE,
DOOR COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michael G. McCarty, Professional Land Surveyor for Baudhuin Surveying & Engineering, do hereby certify that, under the direction of The Christian Catholic Church, we have surveyed the following described parcel:

A parcel of land being Outlot 1 of C.S.M. Number 2380, recorded at Volume 14, Page 154 of Certified Survey Maps as Document Number 714495, located in Government Lot 4 of Section 35, Township 33 North, Range 28 East, also Lots 2 and 3 and Outlot 1 of Hannenberg Land Division, located in and including a portion of Government Lot 2 of Section 2, Township 32 North, Range 28 East, all in the Town of Liberty Grove, Door County, Wisconsin. More particularly described as follows:

Commencing at the NE corner of Outlot 1 of said C.S.M. Number 2380, said corner being the point of beginning of lands to be described; thence S. 00°26'15" E., 160.05 feet along the easterly line of Outlot 1 of said C.S.M. Number 2380 to the SE corner of said C.S.M. Number 2380; thence S. 00°25'41" E., 470.00 feet to the NW corner of Lot 2 of Hannenberg Land Division; thence along the northerly line of Lot 2 and Outlot 1 of Hannenberg Land Division as follows: S. 88°59'26" E., 410.00 feet; thence N. 00°25'39" W., 26.15 feet; thence S. 50°19'15" E., 145.13 feet; thence S. 24°47'54" E., 352.92 feet; thence S. 88°16'47" E., 19.99 feet; thence N. 28°14'20" E., 349.22 feet; thence Northerly, 171.96 feet along the arc of a 45.00 foot radius curve to the right whose chord bears N. 28°14'22" E., 84.85 feet (incl. < = 218°56'36"); thence N. 00°25'39" W., 46.17 feet; thence N. 89°34'21" E., 15.00 feet to the easterly line of Hannenberg Land Division; thence along said easterly line as follows: S. 00°25'39" E., 50.00 feet; thence S. 28°14'20" W., 496.61 feet; thence S. 04°12'10" E., 249.55 feet; thence S. 19°21'31" W., 125.64 feet to the SE corner of Lot 3 of Hannenberg Land Division, said corner being on the northerly right of way line of E. Door Bluff Road; thence N. 89°31'49" W., 645.45 feet along the southerly line of Lot 3 of Hannenberg Land Division (northerly right of way line of E. Door Bluff Road) to the SW corner of Lot 3 of Hannenberg Land Division; thence S. 00°25'41" E., 33.00 feet to the south line of Government Lot 2 of Section 2-32-28, said line also being the centerline of E. Door Bluff Road; thence N. 89°31'49" W., 514.98 feet along said south line (centerline); thence N. 04°28'27" E., 259.87 feet; thence N. 04°28'21" E., 204.16 feet; thence S. 89°03'49" E., 153.68 feet; thence N. 00°56'11" E., 452.00 feet; thence N. 89°03'49" W., 239.03 feet; thence N. 12°03'49" W., 418.83 feet to the southwesterly corner of Outlot 1 of the aforementioned C.S.M. Number 2380, said corner being on the centerline of Door Bluff Road; thence along the westerly line of Outlot 1 of said C.S.M. Number 2380 (centerline of Door Bluff Road) as follows: N. 06°08'00" W., 100.70 feet; thence N. 00°51'00" E., 60.08 feet to the northwesterly corner of Outlot 1 of said C.S.M. Number 2380; thence S. 89°00'00" E., 643.15 feet along the northerly line of said C.S.M. Number 2380 to the point of beginning.

Said parcel contains 1,238,413 square feet (28.43 acres). Said parcel is subject to those portions previously dedicated for the right of way of Door Bluff Road and E. Door Bluff Road. Said parcel is also subject to a 15 foot wide roadway easement recorded at Document Number 792897 and to an easement over Birch Field Lane per the aforementioned Hannenberg Land Division.

I further certify that the attached map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof. Also, I have fully complied with Chapter 236.10 of the Wisconsin Statutes.

Dated: 11-30-21

Michael G. McCarty
Michael G. McCarty S-2298



DOOR COUNTY LAND USE SERVICES DEPARTMENT CERTIFICATE:

I hereby certify that this certified survey map was submitted to and approved by the Door County Land Use Services Department.

Dated: 12/01/2021

Marshall Good
Zoning Administrator

CAD: \\VITA\DWG\ZON CHURCH CAMP 21857\DWG\21857-CSM JOB NO. 21857
SHEET 2 OF 2 11-24-21

**Exhibit A to Camp Zion Conditional Use Permit Staff Report:
September 30, 2021 Settlement Agreement and Release**

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (the "Agreement") is entered into by and between Camp Zion, Inc. (the "Camp"), on the one hand, and Door County, Wisconsin (the "County"), on the other (each, a "Party," and together, the "Parties").

WHEREAS, the Camp is a non-stock, not-for-profit religious organization incorporated under Ch. 181 of the Wisconsin Statutes;

WHEREAS, since 1947, the Camp has conducted a Christian camp for youth and adults on property located in the Town of Liberty Grove in the County, and to date has acquired and assembled approximately 31.41 contiguous acres shown on Exhibit A hereto (the "Property"), including a 2.95 acre parcel west of Door Bluff Road zoned SF30 under the Door County Comprehensive Zoning Ordinance (the "Zoning Ordinance") and 28.46 acres comprised of various parcels east of Door Bluff Road zoned HL3.5 under the Zoning Ordinance (the "HL3.5 Land");

WHEREAS, the Camp is classified as an institutional recreational camp under the Zoning Ordinance;

WHEREAS, in March, 2020, the Camp submitted a petition to the County for a variance and an application for a conditional use permit under the Zoning Ordinance, all in connection with the proposed construction of a new dining and fellowship center (the "Center") on the HL3.5 Land;

WHEREAS, in July 2020, the Door County Board of Adjustment (the "Board") denied the Camp's petition for a variance;

WHEREAS, in August 2020, the Camp commenced a lawsuit in the U.S. District Court for the Eastern District of Wisconsin against the County and Board, *Camp Zion, Inc. v. Door County, et al.*, Case No. 20-CV-1248-WCG (the "Lawsuit"), alleging, among other things, that the actions of the County and Board, including the Board's decision to deny the Camp's variance petition, constituted violations of the Religious Land Use and Institutionalized Persons Act of 2000, 42 U.S.C. §§ 2000cc, *et seq.* ("RLUIPA"), the Rehabilitation Act of 1973, 29 U.S.C. § 701, *et seq.*, the Americans with Disabilities Act, 42 U.S.C. § 12131, *et seq.* ("ADA"), the First and Fourteenth Amendments to the U.S. Constitution, and the laws and Constitution of the State of Wisconsin, all as set forth therein;

WHEREAS, in connection with the Lawsuit, the Camp has submitted, and the County has reviewed and approved a Master Site and Parking Plan for the entire Property (the "Site Plan"), attached as Exhibit A hereto and incorporated herein by reference, together with related submissions;

WHEREAS, the intent of this Agreement is to fully and finally resolve and compromise all claims, known or unknown, of the Camp related to the matters expressly at issue in the Lawsuit and to settle all claims arising from the transaction of events giving rise to the Lawsuit that were brought or could have been brought related to the subject matter of the Lawsuit, subject to this Agreement and the terms and conditions contained herein;

WHEREAS, the County has determined, based on the provisions of the Zoning Ordinance and the standards set forth in RLUIPA, the ADA, the constitutions and laws of the United States and the State of Wisconsin, and the case law interpreting said constitutions and laws, that no variance under the Zoning Ordinance is necessary in connection with the construction and use of the Center and Property as proposed and that construction and use of the project as

proposed satisfies the requirements under the Zoning Ordinance for the issuance of the requested conditional use permit; and

WHEREAS, recognizing the risks and costs inherent in litigation, and recognizing the particular risks and costs arising from the Lawsuit, the Parties now wish to enter into this Agreement resolving these matters, including the Lawsuit and the underlying dispute, in their entirety;

NOW, THEREFORE, in consideration of the foregoing recitals and the conditions, covenants, and agreements set forth below, the amount and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Conditional Use Permit. Upon the filing of the Stipulation of Dismissal by the Parties pursuant to paragraph 8, the County shall immediately issue to the Camp a conditional use permit (the "CUP") in the form attached hereto as Exhibit B for the construction and use of the Center and Property consistent with the Site Plan, Exhibit A, and the other supporting materials submitted by the Camp to the County.

2. Release by Camp. Effective at the time of and upon condition of the filing of the Stipulation of Dismissal by the parties pursuant to paragraph 8, the Camp and its current and former parent companies, subsidiaries, affiliates, related companies, divisions, successors, predecessors, assigns, owners, shareholders, directors, officers, employees, agents, representatives, attorneys, and all other persons acting by or on behalf of them (together, "the Releasing Parties") hereby release, waive, and forever discharge the County and its past and present boards, departments, agencies, offices, divisions, commissions, committees, elected officials, employees, agents, representatives, contractors, insurers, and attorneys, including but expressly not limited to the Board (the "Released Parties"), from any and all claims, liability, causes of action, demands, obligations, actions, agreements, promises, damages, costs, fees, and expenses of every kind and nature whatsoever, past and future, whether in law or in equity, and whether now known or that could have been known, arising from any event (i) occurring on or before the date this Agreement is executed and (ii) relating to the Lawsuit or the events at issue in or giving rise to the Lawsuit.

3. Indemnity and Hold Harmless: Camp. The Camp shall indemnify and hold harmless the Released Parties from any and every claim or demand of every kind and character covered by the Release set forth in paragraph 2 above or relating to or arising from a failure by the Releasing Parties, or any of them, to comply in all material respects with any other covenant or agreement as set forth herein.

4. Non-assignment. The Camp represents and warrants that as of the date of this Agreement it has not sold, assigned, conveyed, granted, or otherwise transferred to any other person or entity (corporate or natural) any claims, demands, actions, or causes of action encompassed by the matters released herein which, but for such assignment, would be hereby released and discharged, and that it has done no act and has not refrained from acting in any manner so as to provide a basis for or to otherwise give rise to any such claim, demand, action, or cause of action by any other such person or entity.

5. Camp Authority. The Camp represents and warrants that it possesses the sole and full authority to enter into this Agreement and to lawfully and effectively release the Released Parties to the full extent set out herein, free of any rights of settlement, approval, subrogation, or other condition or impediment. This undertaking includes specifically, without limitation, the representation and warranty that no third party has now acquired or will acquire rights to present or pursue any

claims arising from or based upon the claims and rights released herein.

6. County Authority. The County represents and warrants that it possesses the sole and full authority to enter into this Agreement and to lawfully and effectively grant the approval and permit for construction and use of the Center and Property provided herein and to make such grants and determinations conclusive upon the County.

7. No Admission of Liability. The Parties agree and acknowledge that the terms of the Agreement represent the compromise of disputed claims, and nothing in this Agreement shall be treated as evidence of liability, nor as an admission of liability or responsibility or fault, by any of the Parties.

8. Dismissal of the Lawsuit. Pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii), the Camp agrees to join and file a Stipulation of Dismissal, dismissing the Lawsuit with prejudice and without costs to any Party, as provided in this paragraph 8, and the Camp further agrees to take any steps necessary to secure said dismissal or have its counsel do so.

9. Covenant Not to Sue: Camp. The Camp agrees that the Releasing Parties will forever refrain and forbear from commencing, instituting, or prosecuting any other lawsuit, action, or other proceeding, in law, equity, or otherwise arising from any event (i) occurring on or before the date this Agreement is executed and (ii) relating to the Lawsuit or the events at issue in or giving rise to the Lawsuit.

10. Non-reliance. The Parties expressly assume the risks that the facts or law may be, or may become, different from the facts or law as presently believed by the Parties. The Parties represent that they have had the opportunity to consult with, and have consulted with, counsel regarding this Agreement. The Parties acknowledge that their adversarial relationship precludes any obligation of disclosure.

11. Effect of Settlement. Nothing in this Agreement shall preclude or affect the right of the Camp to apply for and obtain approvals or permits for other development and uses of its Property outside the scope of this Agreement to which the Camp may be entitled under the Zoning Ordinance or the constitutions and laws of the State of Wisconsin and the United States.

12. Recitals. The Recitals to this Agreement are accepted as true and correct and are adopted and made part of this Agreement.

13. Entire Agreement. The Parties represent and agree that no promise, inducement, or agreement other than that expressed herein has been made to them and that this Agreement, including the exhibits attached hereto, which are fully incorporated herein by reference, is fully integrated, supercedes all prior agreements and understandings, and contains the entire agreement between them with respect to the subject matter hereof.

14. Voluntary and Informed Assent. The Parties represent and agree that they have read and fully understand this Agreement, that they are fully competent to manage their own personal and business affairs and to enter into and sign this Agreement, and that they are executing this Agreement voluntarily, free of any duress or coercion.

15. Governing Law. The laws and constitution of the State of Wisconsin shall apply to and control any interpretation, construction, performance, or enforcement of this Agreement.

16. Construction. This Agreement shall be construed as a whole according to its fair meaning and as if the Parties jointly prepared it, and any uncertainty or ambiguity shall not be interpreted against any one Party.

17. Modification. This Agreement shall not be modified except in writing signed by the Parties or their authorized representatives.

18. Severability. The Parties agree that if, for any reason, a provision of this Agreement shall be held unenforceable or materially limited, in part or in whole, by any court of competent jurisdiction, this Agreement shall be automatically conformed to the law or to said court's determination and shall thereafter be construed and applied to achieve the Parties' purposes, and the Parties further agree that this Agreement shall otherwise continue in full force and effect. Notwithstanding the foregoing, if due to such holding the Camp's right or authority to proceed with construction and use of the Center and Property as proposed and provided in the Exhibits is materially frustrated or lost or either Party suffers other material failure of consideration, then at the option of the Party proving such material adverse effect or frustration or loss of consideration, this Agreement (including, without limitation the Recitals, the Release by the Camp in paragraph 2 and the Covenant Not to Sue in paragraph 9) shall be deemed null, void, rescinded, and of no further force or effect, and all applicable statutes of limitation shall be deemed tolled as of the date ten (10) days prior to commencement of the Lawsuit.

19. Number. Whenever applicable within this Agreement, the singular shall include the plural and the plural shall include the singular.

20. Headings. The headings of paragraphs herein are included solely for convenience of reference and shall not control the meaning or interpretation of any of the provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, and all counterparts so executed shall constitute one agreement binding on the Parties, notwithstanding that all the parties are not signatories to the original or the same counterpart. Facsimile or pdf. signatures shall be accepted the same as an original signature. A photocopy of this agreement may be used in any action brought to enforce or construe this Agreement.

22. Remedies and No Waiver. Either party may enforce this Agreement or any term thereof as permitted by an action at law. No failure to exercise and no delay in exercising any right, power, or remedy under this Agreement shall impair any right, power, or remedy which any Party may have, nor shall any such delay be construed to be a waiver of any such rights, powers, or remedies or an acquiescence in any breach or default under the Agreement, nor shall any waiver of any breach or default of any Party be deemed a waiver of any default or breach subsequently appearing.

23. Future Assurances. The Parties agree to execute such additional documents and perform such further acts as may reasonably be necessary to give effect to the purpose of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this Settlement Agreement and Release as of the date below.

THIS IS A RELEASE. READ CAREFULLY BEFORE SIGNING.

Date: September , 2021

On Behalf of Camp Zion, Inc.:

Name: _____

Title: _____

Date: September 20, 2021

On Behalf of Door County, Wisconsin:



Kenneth Pabich

Door County Administrator

Date: September 22, 2021

On Behalf of Door County, Wisconsin:



Grant P. Thomas

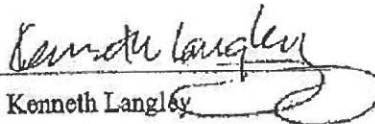
Door County Corporation Counsel

IN WITNESS WHEREOF, the Parties have executed this Settlement Agreement and Release as of the date below.

THIS IS A RELEASE. READ CAREFULLY BEFORE SIGNING.

Date: September 30, 2021

On Behalf of Camp Zion, Inc.:


 Name: Kenneth Langley
 Title: Chairman, Board of Directors

Date: September 30, 2021

On Behalf of Door County, Wisconsin:

 Kenneth Pabich
 Door County Administrator

Date: September 30, 2021

On Behalf of Door County, Wisconsin:

 Grant P. Thomas
 Door County Corporation Counsel

Exhibit B to Camp Zion Conditional Use Permit Staff Report:
April 27, 2023 Order by the Honorable Mark J. McGinnis

DATE SIGNED: April 27, 2023

Electronically signed by Mark J. McGinnis
Circuit Court Judge

STATE OF WISCONSIN CIRCUIT COURT DOOR COUNTY

MICHAEL S. BAHRKE, *et al.*,

Plaintiffs,

vs.

DOOR COUNTY BOARD OF ADJUSTMENT, *et al.*,

Defendants.

*For official use*Case No.: 21-CV-123
Case Code: 30955, 30952

ORDER

On November 10, 2021, Plaintiffs filed for Certiorari Review of the decision by the Door County Board of Adjustment to issue a Conditional Use Permit to Christian Catholic Church d/b/a Christ Community Church of Zion a/k/a Camp Zion, Inc. for tracts of land in the Town of Liberty Grove, Door County, Wisconsin, as described in Warranty Deeds recorded as Document Nos. 620523 and 727346, Door County Records, with Tax Parcel Nos. 018-0202322821A1 and 018-0435332814A2¹ and for a writ of mandamus to compel the County of Door and the Door County Board of Adjustment to enforce their ordinances.

On April 14, 2023 the above-entitled action came on for hearing, the Honorable Mark. J. McGinnis presiding. Atty. Tyler D. Pluff appeared in person for Plaintiffs. Atty. Andrew A. Jones appeared in person for Defendants.

¹ The Parcels have since been combined and the new Tax Parcel Number is 018-0202322821A

Based on the Court's review of the written submissions, oral arguments, and for the reasons set forth on the record, including the record dated September 6, 2022 regarding Defendants' Motion to Dismiss, which are incorporated herein,

IT IS HEREBY ORDERED:

1. Defendants' issuance of a Conditional Use Permit is REVERSED;
2. Defendants are required to follow the law for any building applications, variance applications and/or conditional use permit applications.

**THIS IS A FINAL ORDER OF THE COURT FOR PURPOSES OF APPEAL UNDER
WIS. STAT. § 808.03(1)(A).**

Exhibit C to Camp Zion Conditional Use Permit Staff Report:

Camp Zion Sleeping Plan

(filed with Land Use Services on Sept. 20, 2021)

Camp Zion Sleeping Floor Plan (revised) v 2.0
September 20, 2021

Note: Camps require more beds than are used due to age and number of campers, number of staff, male/female breakdown, etc.

Also, based on programming needs and seasonal usage, beds are routinely set up and taken down, moved, stored, etc., and some sleeping quarters are re-purposed (for storage, etc.) on short term or seasonal basis. Camp Zion will abide by the capacity restriction of 157 regardless of the number of beds, facilities configuration, or usage,

Numbers on Floor Plan map correspond to the following buildings and related number of sleeping spaces. Buildings are currently configured for 134 beds.

1. ANNEX WEST. Staff sleeping quarters in half, 5/8 currently in use.
2. Annex East (First Aid/Infirmary). 0/4 currently in use.
3. BAYVIEW LODGE. Meeting room and staff or guest sleeping quarters, 5/6 currently in use.
4. CABIN 1. RUSTIC CABIN. Originally designed as a sleeping quarters, currently being used for storage. Beds are still in place. 0/8 currently in use.
5. CABIN 2. RUSTIC CABIN. staff or guest sleeping quarters, winter storage. 4/8 currently in use.
6. DINING HALL (existing).
Lower level: proposed canteen, lounge, Rec Room. No housing.
Upper level: Staff or guest sleeping quarters, 22/32 currently in use.
7. FIRESIDE LODGE. primary sleeping quarters for all campers and counselors. 96/96 currently in use.
8. GAME SHED. No housing.
9. HANDICRAFT. No housing.
10. JIM'S GARAGE. No housing.
11. JIM'S SOUTH. Was originally designed in 1978 for staff sleeping quarters, but is currently being used for storage. 0/10 currently in use.
12. JIM'S NORTH. Limited staff sleeping quarters. 2/4 currently in use.
13. MAY'S PLACE. Originally designed for staff sleeping quarters, currently being used as camp office. 0/8 currently in use.
14. TENT CAMPING AREA. Used occasionally for short duration sleeping quarters as part of the camping experience program. Participants are already present at a camp session. Not available to the public. Does not increase capacity, serves existing capacity.
15. THRONE ROOM. Washroom, shower building. No housing.

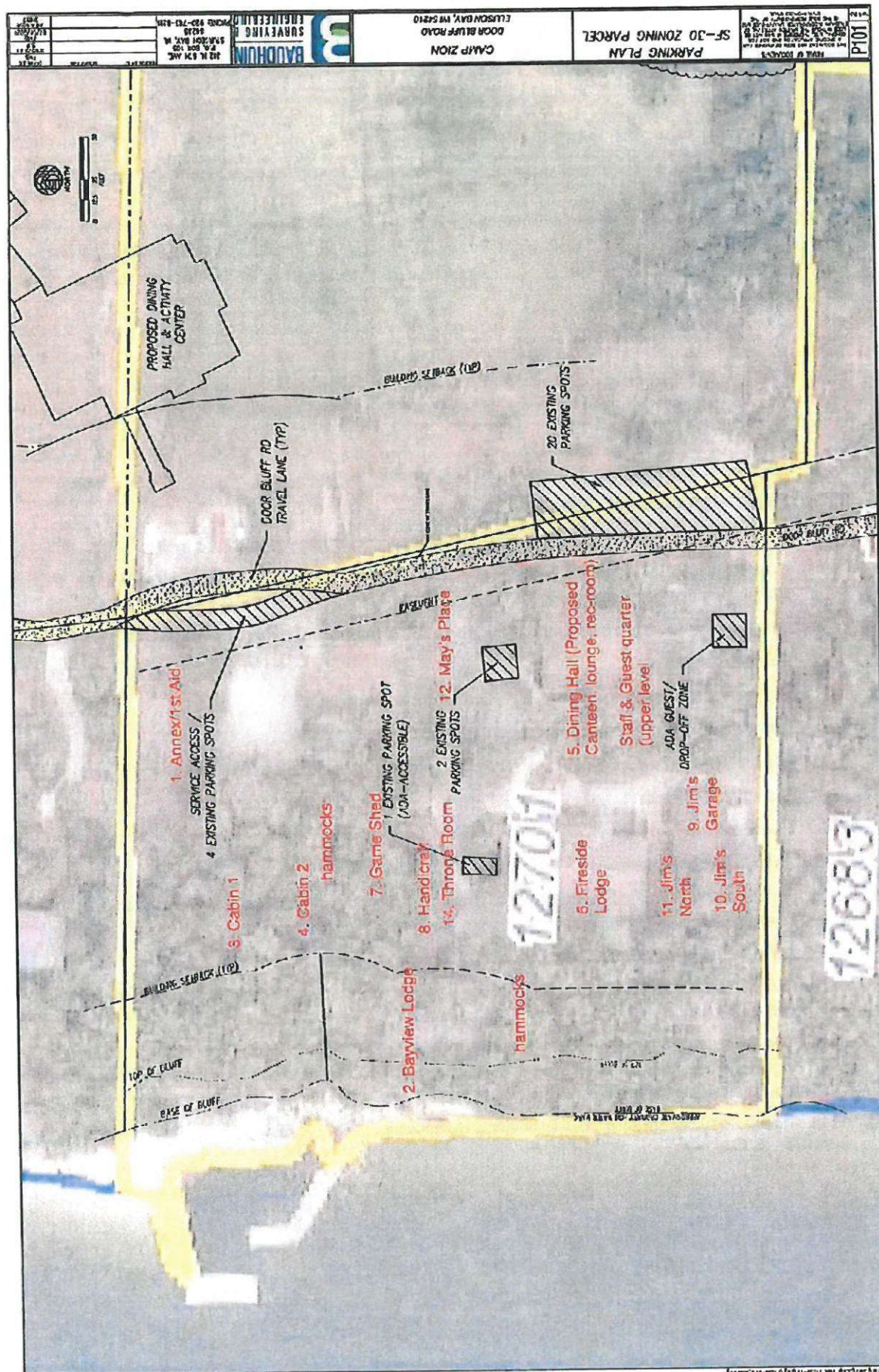


Exhibit D to Camp Zion Conditional Use Permit Staff Report:
September 29, 2021 Storm Water Runoff Control Plan



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: Mariah Goode, Director Door County Land Use Services Dept.
From: Greg Coulthurst, Conservationist
Date: 10/6/2021 *GC*
Re: Camp Zion – Dining Hall Storm Water Management Design

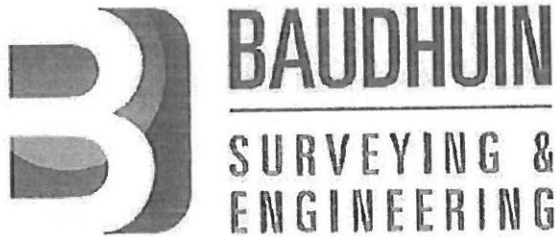
I have reviewed the Rain Garden Plans from Baudhuin Surveying & Engineering Dated September 29, 2021, and received by the SWCD on September 30, 2021, for the Camp Zion- Dining Hall Stormwater Management. The design directs 6,861 square feet of impervious areas to three rain gardens. The rain gardens have been designed to be 8 inches deep and have ponding areas of 612, 357, and 748 square feet. The proposed plans meet the WDNR Technical Standard 1009 and will be effective in addressing the aforementioned impervious runoff.

Please note I will need to conduct a site visit upon completion of the raingardens.

My approval of the aforementioned plan is thus granted.

Please contact me if you have any questions.

RECEIVED
 OCT - 6 2021
 DOOR COUNTY
 LAND USE SERVICES DEPARTMENT



September 29, 2021

Stormwater Management Design**Project:** Camp Zion – Dining Hall**Project No.:** 21857**Location:** Door Bluff Road
Ellison Bay, WI 54210**Prepared for:** Camp Zion
PO Box 32
Ellison Bay, WI 54210**Prepared by:** Renee Borkovetz, PE
Baudhuin Surveying & Engineering
312 N. 5th Avenue
Sturgeon Bay, WI 54235
920-743-8211
rborkovetz@baudhuin.com**Section**

- I. Project Information
- II. Design
- III. Calculations
- IV. Rain Garden Requirements
- V. Erosion Control
- VI. Conclusion

Appendices

- Appendix A Site and Water Resource Maps
- Appendix B Calculation References
- Appendix C Soil Borings
- Appendix D Site Plan

I. Project Information

Project: Camp Zion – Dining Hall
 Located In: The NW 1/4 of the NW 1/4 of Section 2, Township 32 North, Range 28 East &
 The SW 1/4 of the SW 1/4 of Section 35, Township 33 North, Range 28 East
 Town of Liberty Grove, Door County, Wisconsin
 Parcel #: 018-02-02322821A1 & 018-04-35332814A2
 Address: Door Bluff Road
 Ellison Bay, WI 54210

The proposed project is to construct a new dining hall on this property site. This building is located west of Door Bluff Road. Due to the topography, it is located at the base of the hill and a bridge connects the parking lot with the second floor of the dining hall.

II. Design

The stormwater management design goal of this project is to design and install best management practices to minimize soil erosion, prevent contaminated water from discharging off-site, and reduce peak flow rates from new impervious surface runoff.

Total land disturbance is approximately 22,000 SF (0.5 acres). Door County Soil and Water will review the design, but since this project is less than 1-acre, Wisconsin DNR does not require a land disturbance permit. This stormwater management plan is designed in accordance with DNR technical standards for best management and erosion control practices.

A total of three (3) rain gardens will be the primary best management practice for this project site and is designed in accordance with DNR Technical Standard 1009, *Rain Garden*, to receive stormwater runoff from the new impervious surface of the dining hall roof and deck. These rain gardens will detain stormwater to reduce peak flow rates, provide water quality, and promote infiltration.

Soils at the proposed rain garden location are loam over clay loam over very cobbly fine sandy loam over bedrock. Bedrock depth ranges from 18- to 24-inches below ground surface. The rain garden bottom elevation is designed to maintain 1-foot minimum separation between bottom and bedrock.

III. Calculations

The rain garden calculations follow DNR Technical Standard 1009.

The total impervious surface directed to the rain gardens is 6,861 SF from the proposed building roof and deck which are separated into three (3) rain gardens. Maximum impervious runoff is limiting to 3,000 SF to each rain garden.

Infiltration rate used in this design is 0.25, from Table 2 enclosed for reference, based on clay loam soils with 100 percent runoff volume control from directly connected impervious surfaces and 8-inch deep rain garden.

Minimum rain garden ponding area (bottom of rain garden) for the rain gardens are as follows:

- $RG1 = 2,446 \text{ SF} \times (0.25) = 612 \text{ SF ponding area}$
- $RG2 = 1,425 \text{ SF} \times (0.25) = 357 \text{ SF ponding area}$
- $RG3 = 2,990 \text{ SF} \times (0.25) = 748 \text{ SF ponding area}$

Rain gardens will be 8 inches deep with 3H:1V side slopes. A 4-inch deep spillway will be incorporated into the design for overflow, therefore top of berm will be 1-foot above bottom of rain garden. See enclosed site plan for locations, elevations, and additional details.

Existing native topsoil/loam to be over-excavated at rain garden bottom until native clay loam soil layer is reached, maximum 9-inch depth anticipated. Engineered soil to be placed in bottom to bring up to design elevation. Engineered soil to consist of 80% sand and 20% compost. Soil replacement is to better facilitate water filtration and infiltration

IV. Rain Garden Requirements

Several primary requirements for this rain garden are listed below. Refer to DNR Technical Standard 1009 for additional recommendations and requirements for constructing and planting this rain garden.

- Minimum ponding infiltration area to be as listed above.
- Rain gardens to receive impervious surface runoff from dining hall roof and deck.
- 10-foot minimum setback to building foundation.
- Bottom of rain garden to maintain 1-foot separation to top of bedrock.
- Engineered soil to be mixed into the top 2-inches of native clay loam.
- Native and engineered soil in rain garden bottom not to be compacted in order to promote adequate filtration and infiltration through bottom.
- Rain garden to be planted following DNR 1009 recommendations for plant types, species, and density.

V. Erosion Control

Soil disturbance for this project will be kept to a minimum to reduce the potential for soil erosion. Silt fence will be utilized surrounding low end of land disturbance area and topsoil stockpiles. Stone tracking pad will be placed at construction exit to minimize material tracking onto roads. Temporary and permanent seeding will be placed as needed to stabilize disturbed soils with vegetation.

Refer to construction plan set for additional erosion control notes and locations. All erosion control practices are to be installed and maintained in accordance with DNR technical standards.

VI. Conclusion

The proposed rain garden will detain, treat, and promote infiltration of stormwater runoff from new impervious roof and deck surfaces of the new dining hall. This rain garden is designed in accordance with DNR Technical Standard 1009, *Rain Garden*, and generally accepted engineering design practices. By utilizing this rain garden and erosion control practices, negative effects from stormwater runoff due to this construction will be minimized.

Appendix A

Site and Water Resource Maps



Surface Water Data Viewer Map



Legend

- ◆ Wetland Identifications and Confirmations
- Wetland Class Points
 - ◆ Dammed pond
 - ◆ Excavated pond
 - ◆ Filled excavated pond
 - ◆ Filled/drained wetland
 - ◆ Wetland too small to delineate
- ◆ Filled Points
- Wetland Class Areas
 - ◆ Wetland
 - ◆ Upland
- ◆ Filled Areas
- Wetland Class Points
 - ◆ Dammed pond
 - ◆ Excavated pond
 - ◆ Filled excavated pond
 - ◆ Filled/drained wetland
 - ◆ Wetland too small to delineate
- ◆ Filled Points
- Wetland Class Areas
 - ◆ Wetland
 - ◆ Upland
- ◆ Filled Areas
- ◆ NRCS Wetspots
- ◆ Maximum Extent Wetland Indicators
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - ◆ Interstate Highway
 - ◆ State Highway
 - ◆ US Highway
- County and Local Roads
 - ◆ County HWY
 - ◆ Local Road
- Railroads

0.3 0 0.13 0.3 Miles

1:7,920

NAD_1983_WARN_Wisconsin_TM

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Notes

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!

42



May 2019 Orthophoto as default backdrop



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Data Current through 31st May 2020

Parcel Number: 0180202322821A1 - T OF LIBERTY GROVE

PDF Map#: 02 20

PLSS Section-Town-Range: NW of NW 2-32-28

Property Address:

Owner Name: CHRISTIAN CATHOLIC CHURCH

Co-Owner:

Mailing Address:

PO BOX 32
ELLISON BAY, WI 54210

Legal Description (See recorded documents for a complete legal description):

COM 1306.25'S & 1319.73'N89 *W N1/4 COR SEC 2:N89*W546. 27' N1*E463.4' S88*E213.
60' N1*E452' N88*W239.03' N11*W 418.83' S88*E634.49' S1318. 68' BG. EXC TRCT REC

(... more legal)

School District: Gibraltar

Valuations: 2020

Taxes: 2019

Acres: 14.07

Land Value: \$0

Improved Value: \$0

Forest Value: \$0

Real Estate Tax: \$0.00

Special Tax: \$0.00

Forest Tax: \$0.00

Est Fair-Market Value: \$0

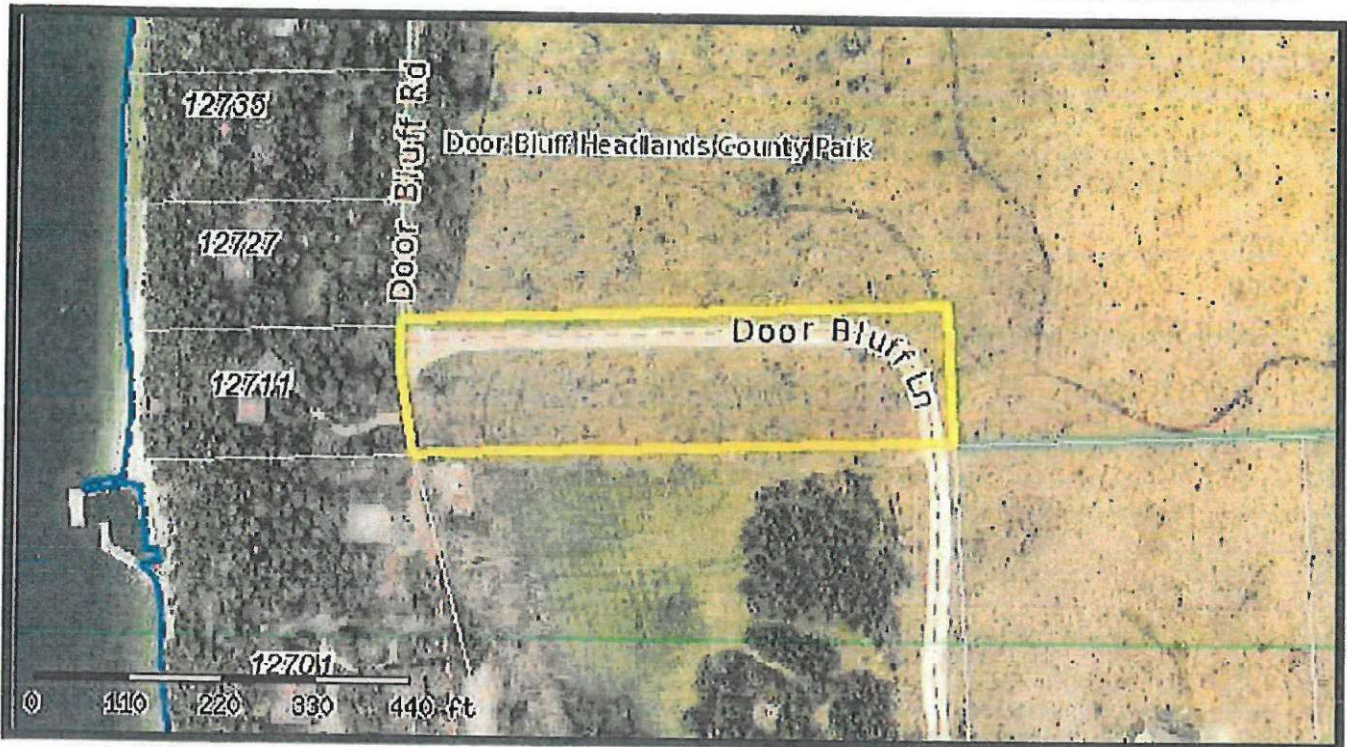
Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the Web Map of ...
(<http://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: 0180435332814A2 - T OF LIBERTY GROVE

PDF Map#: 35 00

PLSS Section-Town-Range: SW of SW 35-33-28

Property Address:

Owner Name: CHRISTIAN CATHOLIC CHURCH

Co-Owner: CHRIST COMMUNITY CHURCH OF ZION

Mailing Address:

PO BOX 32

ELLISON BAY, WI 54210

Legal Description (See recorded documents for a complete legal description):

OUTLOT 1 CSM #2380 V.14 PG.153 SEC. 35-33-28 GL#4

School District: Gibraltar

Valuations: 2020

Taxes: 2019

Acres: 2.35

Real Estate Tax: \$0.00

Land Value: \$0

Special Tax: \$0.00

Improved Value: \$0

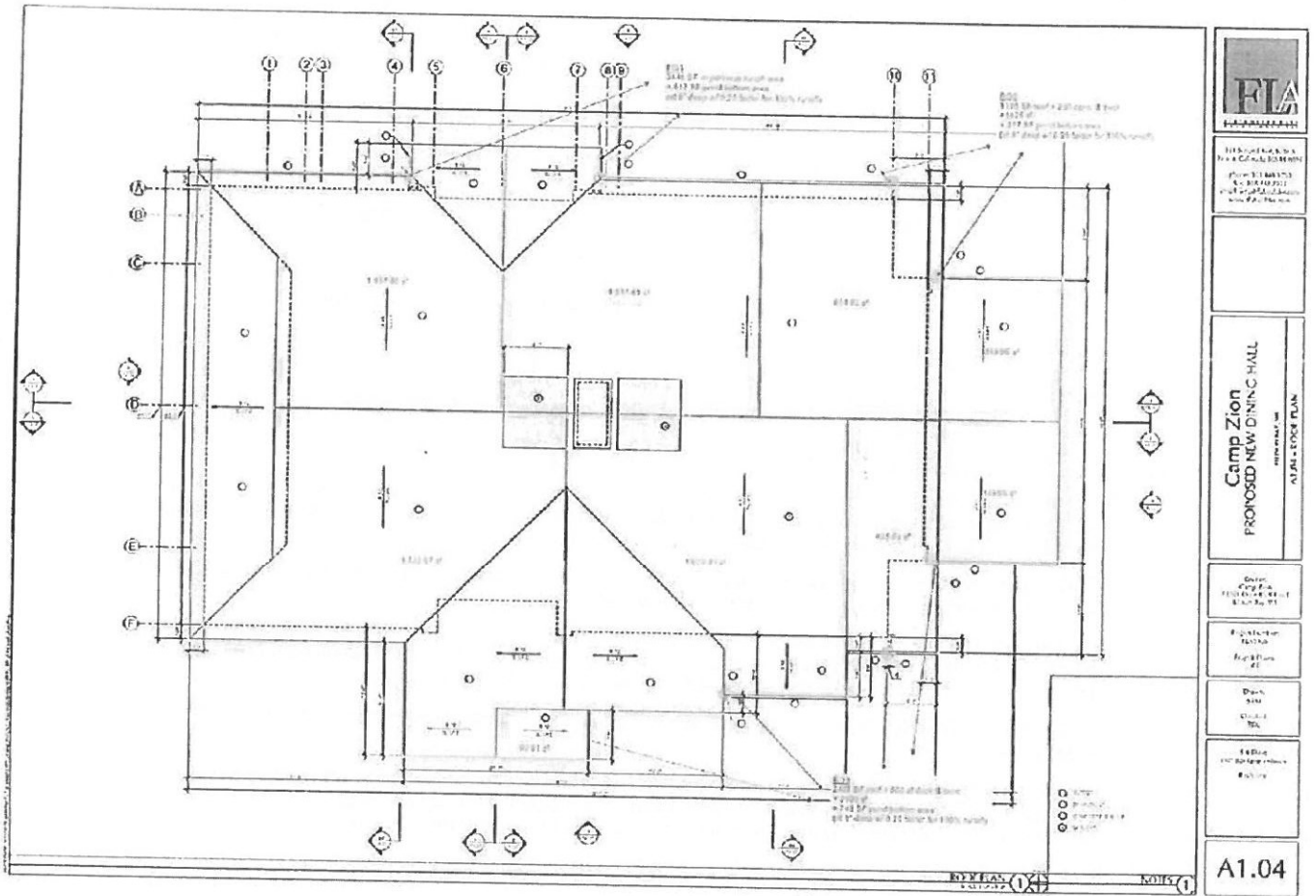
Forest Tax: \$0.00

Forest Value: \$0

Est Fair-Market Value: \$0

Appendix B

Calculations References



**Table 2. Rain Garden Sizing Factors for Various
Runoff Volume Control Goals, Soil Types and Ponding Depths** ^{Note 1}

Rain Garden Ponding Depth (Inches)	Sizing Factor Based on Soil Type/Design Infiltration Rate and Runoff Volume Control Goal				
	Clay Loam (0.15 in/hr)	Silt Loam (0.30 in/hr)	Loam ^{Note 2} (0.50 in/hr)	Loamy Sand (1.0 in/hr)	Sand (2.0 in/hr)
Sizing Factors for Goal of 75 Percent Runoff Volume Control ^{Note 3}					
3-5	0.15	0.11	0.08	0.07	0.04
6-7	0.12 ^{Note 4}	0.09	0.07	0.05	0.03
8	0.10 ^{Note 4}	0.08	0.06	0.04	0.03
Sizing Factors for Goal of 90 Percent Runoff Volume Control ^{Note 5}					
3-5	0.23	0.19	0.15	0.12	0.07
6-7	0.18 ^{Note 4}	0.14	0.12	0.09	0.06
8	0.15 ^{Note 4}	0.12	0.10	0.07	0.05
Sizing Factors for Goal of 100 Percent Runoff Volume Control					
3-5	0.44	0.35	0.30	0.23	0.17
6-7	0.35 ^{Note 4}	0.30	0.23	0.18	0.13
8	0.25 ^{Note 4}	0.23	0.18	0.13	0.11

^{Note 1} The soil infiltration rates shown in Table 2 only apply to this standard and may not be used for the design of any other stormwater best management practice. Soil infiltration rates in Table 2 were developed from Rawls et.al., 1982 and averages from DNR Technical Standard 1002.

^{Note 2} This soil category may only be used if an infiltration test is conducted and the soil supports this infiltration rate, or if a soil texture test is conducted by a professional.

^{Note 3} Designed to meet infiltration performance standards under s. NR 151.124, Wis. Adm. Code for "Moderate imperviousness" land uses (40% to 80% connected impervious surfaces), such as medium and high density residential. The local storm water regulatory authority may have other requirements.

^{Note 4} Due to drawdown times exceeding 48 hours, turf grass is not appropriate vegetation for rain gardens within this category.

^{Note 5} Designed to meet infiltration performance standards under s. NR 151.124, Wis. Adm. Code for "Low imperviousness" land uses (less than 40% connected imperviousness), such as parks and low density residential development. The local storm water regulatory authority may have other requirements.

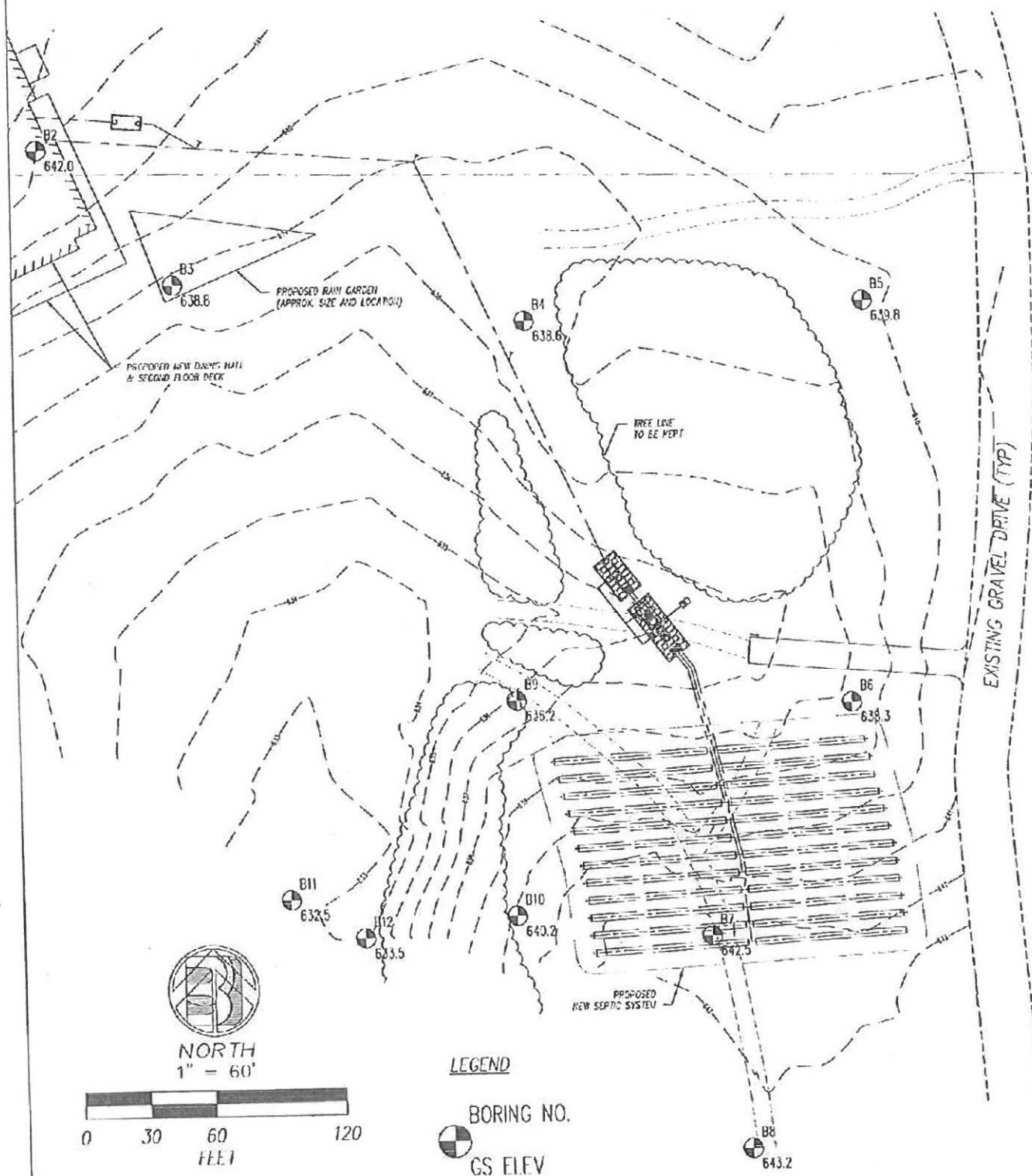
^{Note 6} Other factors can be used in the design, including evapotranspiration and deep rooted vegetation.

From DNR Technical Standard 1009, Rain Garden
Sept. 2018

Appendix C

Soil Borings

SOIL BORING SITE PLAN



PIN: 018-02-02322821A1

CAD: Y:\d\LDAC\Comp_Zon 21857-19\dag\657-SP19 JOD NO. 21857
SHEET 1 OF 1 3-4-20

Wisconsin Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

Page 1 of 3

In accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County:	Door 6016-02-0232821 A1
Parcel I.D.:	018-04-35332814A2
Reviewed by:	John T
Date:	4/22/19

Property Owner: Christian Catholic Church				Property Location: Govt. Lot 3 1/4 35 33 28 1/4 S 2 T 32 N - R 28 E (or) W			
Property Owner's Mailing Address: P.O. Box 32				Lot # Block # Subd. Name or CSM #			
City: Ellison Bay	State: WI	Zip Code: 54210	Phone Number: () -	City:	Village:	Town:	Nearest Road:
☒ New Construction				Use Residential / Number of bedrooms: Code derived design flow rate: unknown GPD			
Replacement				☒ Public or commercial - Describe: Dining Hall - Camp			
Parent material: Glacial Till				Flood Plain elevation if applicable: NA ft.			
General comments and recommendations: Depending upon the location, size & orientation of the proposed piers, additional borings may be required. Possible G-Mound location between Borings # 7, 8, 9, 10 & 12							

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 646.2 ft. Depth to limiting factor 16 in. = 644.87 Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-10	10YR 3/2	-	L	2-mgr	mf	AS	3/4	0.6	0.8
Bt	10-16	10YR 4/4	-	CL	2-mgr	mf	NW	2/4	0.4	0.6
2E	16"	Bedrock	-	-	-	-	-	-	-	-
		End at 644.87								

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 642.0 ft. Depth to limiting factor 18 in. = 640.5 Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A	0-6	10YR 3/1	-	SIL	2-mgr	mf	CS	3/4	0.6	0.8
E	6-9	7.5YR 5/4	-	L	2-mgr	mf	CB	3/4	0.6	0.8
Bt	9-14	7.5YR 4/4	-	CL	2-f-gr	mf	NW	2/4	0.4	0.6
C	14-18	10YR 5/4	-	VCBCL	MAUS	mf	NW	-	0.2	0.5
2E	18"	Bedrock	-	-	-	-	-	-	-	-
		End at 640.5								

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 40 ≤ 150 mg/L

* Effluent # 2 = BOD₅ < 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Dan Vander Leest	Signature: <i>D. Vander Leest</i>	CST Number: 221049
Address: 824 Egg Harbor Road - Sturgeon Bay, WI 54235	Date Evaluation Conducted: 4/22/19	Telephone Number: (920) 743-4708

SBD-8330 (R.07/00)

Property Owner:

Parcel ID #:

Page 2 of 3

3

Boring #

☐ Boring☒ Pit

Ground surface elev. 638.8 ft

Depth to limiting factor 218 in. = 637.3 Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/m ²	
									Eff#1	Eff#2
A	0.8	10YR 3/2	-	L	2-m-gr	mf	AS	2-m	0.6	0.8
Bt	8.18	7.5YR 4/4	-	CL	2-m-sak	mf	AW	fm	0.4	0.6
C	18.24	10YR 5/4	CaD 10YR 6/3	Vcbb	MAbs	mf	AS	-	0.2	0.5
2R	24"	Bedrock								
		End at 638.8								

4

Boring #

☐ Boring☒ Pit

Ground surface elev. 638.6 ft

Depth to limiting factor 216 in. = 637.27

Soil Application

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/m ²	
									Eff#1	Eff#2
Ap	0.9	10YR 3/2	-	L	2-m-gr	mf	AS	2-m	0.6	0.8
Bt	9.14	10YR 3/4	-	CL	2-m-sak	mf	CW	fm	0.4	0.6
Bc	14.16	10YR 5/4	-	Grb	2-m-sak	mf	CB	lf	0.4	0.8
C	16.24	10YR 6/4	CaD 10YR 6/3 C1-D 10YR 6/4	Cbfb	MAbs	mf	AS	-	0.2	0.5
2R	24"	Bedrock								
		End at 638.6								

5

Boring #

☐ Boring☒ Pit

Ground surface elev. 639.8 ft

Depth to limiting factor 212 in. = 638.3

Soil Application

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/m ²	
									Eff#1	Eff#2
Ap	0.8	10YR 3/2	-	L	2-m-gr	mf	AS	2-m	0.6	0.8
E	8.12	10YR 5/4	-	SL	2-f-sak	mf	CB	fm	0.4	0.6
Bt	12.18	7.5YR 4/4	-	CL	2-f-sak	mf	CW	lf	0.4	0.6
C	18.26	10YR 5/4	CaD 10YR 6/3 C1-D 10YR 6/4	Cbfb	MAbs	mf	AS	-	0.2	0.5
2R	26	Bedrock								
		End at 637.63								

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

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Property Owner:

Parcel ID #:

Page 2 of 3

6

Boring #

☐ Boring☒ Pit

Ground surface elev. 636.3 ft.

Depth to limiting factor ≥ 30 in. = 635.8 Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-7	10YR 3/2	—	L	2-m-jr	mlr	CS	3/4	0.6	0.8
E	7-9	7.5YR 5/4	—	L	2-fs-jr	mlr	AB	2/4	0.6	0.8
Bt	9-20	5YR 4/4	—	SIC	2-fs-jr	MFE	AW	1f	0.2	0.3
Bc	20-30	7.5YR 5/4	—	Cbfl	2-c-s-jr	mlr	AW	1f	0.4	0.8
C	30-54	7.5YR 6/4	CAD 10YR 4/2 CAD 10YR 6/4	Cbfl	mass	mlr	As	—	0.2	0.5
AR	54"	Bedrock	—	—	—	—	—	—	—	—
End at 633.8				linear loading rate	≤ 4.5 gals/ft ² /day					

7

Boring #

☐ Boring☒ Pit

Ground surface elev. 642.5 ft.

Depth to limiting factor ≥ 36 in. = 639.5

Soil Application

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-8	10YR 3/3	—	L	2-m-jr	mlr	As	2/4	0.6	0.8
Bt	8-12	10YR 3/4	—	CL	2-fs-jr	mlr	AW	1f	0.4	0.6
CB	12-20	10YR 5/4	—	Cbfl	2-c-s-jr	MFE	GW	1f	0.2	0.6
C	20-36	10YR 6/4	—	Cbfl	mass	MFE	—	—	0.2	0.5
End at 639.5										

8

Boring #

☐ Boring☒ Pit

Ground surface elev. 643.2 ft.

Depth to limiting factor ≥ 32 in. = 640.53

Soil Application

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-9	10YR 3/2	—	L	2-m-jr	mlr	As	2/4	0.6	0.8
E	9-12	10YR 5/4	—	fl	2-fs-jr	mlr	AB	2/4	0.4	0.8
Bt	12-20	7.5YR 4/4	—	CL	2-m-jr	mlr	AW	1f	0.4	0.6
Bc	20-32	10YR 5/4	—	Cbfl	2-c-s-jr	mlr	AW	1f	0.4	0.8
C	32-50	10YR 6/4	CAD 10YR 4/2 CAD 10YR 6/4	Cbfl	mass	MFE	—	—	0.2	0.5
End at 639.03										

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

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Property Owner:

Parcel ID #:

Page 2 of 3

9

Boring #

☐ Boring☒ Pit

Ground surface elev. 636.2 ft.

Depth to limiting factor ≥ 34 in. = 633.37 Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-10	10YR 3/2	-	L	2-mgr	mlr	AS	fm	0.6	0.8
Bt	10-18	7.5YR 4/4	-	CL	2-m-sar	mlr	CW	fm	0.4	0.6
Bc	18-24	10YR 5/4	-	cbfr	1-c-sar	MFE	Du	lf	0.2	0.6
C	24-34	10YR 6/4	-	cbfr	MAs	MFE	-	-	0.2	0.5
		End at 633.37								

10

Boring #

☐ Boring☒ Pit

Ground surface elev. 640.2 ft.

Depth to limiting factor ≥ 36 in. 637.2

Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-7	10YR 3/2	-	L	2-mgr	mlr	AS	fm	0.6	0.8
Bt	7-14	7.5YR 4/4	-	CL	2-f-sar	mlr	CW	fm	0.4	0.6
Bc	14-20	10YR 5/4	-	cbfr	1-c-sar	mlr	CW	lf	0.2	0.6
C ₁	20-36	10YR 6/4	-	cbfr	MAs	MFE	Du	-	0.2	0.5
C ₂	36-50	10YR 6/4	C 10YR 6/4	cbfr	MAs	MFE	-	-	0.2	0.5
		End at 636.03								

11

Boring #

☐ Boring☒ Pit

Ground surface elev. 632.5 ft.

Depth to limiting factor ≥ 24 in. = 630.5

Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-12	10YR 3/2	-	L	2-mgr	mlr	AS	fm	0.6	0.8
Bt	12-18	7.5YR 4/4	-	CL	2-f-sar	mlr	CW	fm	0.4	0.6
Bc	18-24	10YR 5/4	-	cbfr	2-c-sar	mlr	CW	lf	0.2	0.6
C	24-50	10YR 6/4	C 10YR 6/4	cbfr	MAs	MFE	AS	-	0.2	0.5
AR	50"	Bedrock	-	-	-	-	-	-	-	-
		End at 628.33								

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/l. and TSS > 30 ≤ 150 mg/l.* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

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Property Owner:

Parcel ID #:

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12

Boring #

☐ Boring☒ Pit

Ground surface elev. 633.5 ft.

Depth to limiting factor 234 in. = 630.67 Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A	0-12	10YR 3/1	-	CL	2mm-5mm	HR	A ₃	2%	0.4	0.8
B ₁	12-24	10YR 3/4	-	LS	5mm	LO	A ₄	4%	0.7	1.6
C	24-34	10YR 6/4	-	CL	mass	HR	-	-	0.2	0.5
		End at 630.67								

4

Boring #

☐ Boring☒ Pit

Ground surface elev. ft.

Depth to limiting factor in.

Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

5

Boring #

☐ Boring☒ Pit

Ground surface elev. ft.

Depth to limiting factor in.

Soil Application Rate

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

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*cmj

Appendix D

Site Plan

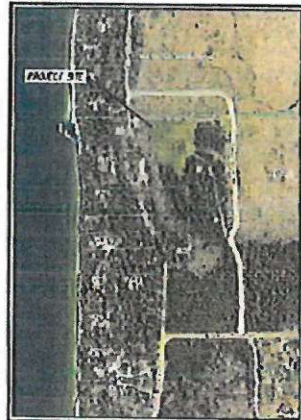
Camp Zion - Dining Hall STORMWATER MANAGEMENT CONSTRUCTION PLANS

JOB NUMBER
21857

LOCATED IN
NW 1/4 OF SEC 17A, T2N, R10E, S
SW 1/4 OF SEC 18, T2N, R10E, S
SW 1/4 OF SEC 19, T2N, R10E, S
TOWN OF ELMER, WISCONSIN

PROPERTY ADDRESS
CAMP ZION, WISCONSIN
ELMER, WISCONSIN 54120

PANEL NO. 01-202201142



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
C100	COVER
C101	SITE & GRADED PLAN
C102	CONSTRUCTION DETAILS

DATE: 01-202201142	PROJECT: Camp Zion - Dining Hall
DRAWN BY: [Signature]	DESIGNED BY: [Signature]
CHECKED BY: [Signature]	APPROVED BY: [Signature]
C100	



CAMP ZION, INC.

APPLICATION FOR AMENDED CONDITIONAL USE PERMIT

May 22, 2023

Date of Issance and Filing:	October 1, 2021
Parcel Number:	018-02-02322821A1 & 018-04-35332814A2
Municipality:	Liberty Grove
Site Address:	Across from 12701 Door Bluff Road (address not yet assigned to Project)
Property Owner:	Christian Catholic Church (a.k.a. Camp Zion, Inc.)
Applicant:	Dale Stewart, Director
Zoning Administrator:	Mariah Good

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1. Cover Letter
2. Amended CUP Application
3. Amended CUP Addendum
4. Amended CUP Narrative
5. CUP 10.01.21
6. Amended Septic Plan Set
7. Amended Septic Design Packet
8. Fire Chief Approval
9. Stormwater Management Plan Approval 10.06.21
10. Site Plan 11.05.21
11. Exh. Land Use Map 9.1c
12. Exh. Property Values
13. Exh. DNR Forester letter
14. Exh. Door Bluff Road Easements
15. Settlement Agreement 09.30.21 (w/ Site-Parking Plans & CUP)
16. County State Sanitary Permit 10.05.21
17. DSPS Construction Permit 10.06.21
18. County Zoning Permit 11.12.21
19. DSPS Plan Approval 11.29.21



May 22, 2023

Mariah Goode, Director
Door County Land Use Services Department
Door County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Re: Amendment of Conditional Use Permit

Date of Issuance and Filing:	October 1, 2021
Parcel Number:	018-02-02322821A1 & 018-04-35332814A2
Municipality:	Liberty Grove
Site Address:	Across from 12701 Door Bluff Road (address not yet assigned to Project property)
Property Owner:	Christian Catholic Church (a.k.a. Camp Zion, Inc.)
Applicant:	Dale Stewart, Director
Zoning Administrator:	Mariah Good

Dear Ms. Goode:

Per my letter of May 8, accompanying this letter is the application of Christian Catholic Church and Camp Zion to amend the above Conditional Use Permit to approve a revised septic plan. An amended septic design and amended septic plan set are included with the application.

As the May 8 letter indicated, this application, and any submissions or participation in any related review, hearing, matters or proceedings are not an admission, waiver, or other concession of any kind in relation to, and are all strictly subject to, all interests, rights and claims of Christian Catholic Church and Camp Zion in relation to their property and programming, the 9/30/21 Settlement Agreement resolving Eastern District Case No. 20-CV-1248, the above Conditional Use Permit, the Religious Land Use and Institutionalized Persons Act, and all other provisions of federal, state and local law, all such interests, rights and claims being specifically reserved.

Thank you very much.

Sincerely,

Dale Stewart
Executive Director

60

Application Z-23-0650
Parcel 018020322821A1
PO Box 32
Ellison Bay, WI 54210
Application Conditional Use Permit
Submitted
Z-23-0650

Refresh Move Bulk Move Print Map Help

Overview

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Items (2)

Media (22)

Subscriptions

Financial

Comments

Quick Map

Quick Calendar

Overview
Applicant Dale Stewart
Camp Zion, Inc.

12701 Door Bluff Rd.
Ellison Bay, WI 54210
(920)854-2790
dalestew@campzion.com

Department
Application Number Z-23-0650
Application Type Conditional Use Permit
Application Status Submitted
Application Date 05/22/2023
Inspector krankin@co.door.wi.us

Public Hearings
Z-23-0650
Conditional Use Permit
Submitted
05/22/2023
krankin@co.door.wi.us

Permit Created No
PrintKey 018020322821A1
Residential No
Commercial No
Created By dalestew@campzion.com

Roll Inventory
Create Grouped Application
Start Video Inspection

Groups + Create Group

1. Application Info

Parcel Owner/Surveyor/

1. Application Info

Department: Public Hearings

Assigned To: Kristin Rankin

Application Type: Conditional Use Permit

Application Status: Submitted

Application Date: 05/22/2023

Cost of Construction:

Description

Comments

Christian Catholic Church (a/k/a Camp Zion, Inc.) applies to amend the Conditional Use Permit issued to Camp Zion on October 1, 2021, for construction of the project described in its application for a CUP and variance filed March 9, 2020, and later amended as provided in the Settlement Agreement dated September 30, 2021. Copies of the 3/9/20 application, 9/30/21 agreement, and 10/1/21 CUP are enclosed.

Specifically, in conjunction with the 3/9/20 application, the Camp previously submitted plans for a septic system that were approved as provided in the CUP. The proposed revised septic system will route high strength (kitchen) water into a separate holding tank to be periodically pumped and disposed of off- site, as is commonly done in relation to comparable facilities. With less high strength and total water entering the ground, a smaller septic field for sewage is

Save Changes

Description:

Christian Catholic Church (a/k/a Camp Zion, Inc.) applies to amend the Conditional Use Permit issued to Camp Zion on October 1, 2021, for construction of the project described in its application for a CUP and variance filed March 9, 2020, and later amended as provided in the Settlement Agreement dated September 30, 2021. Copies of the 3/9/20 application, 9/30/21 agreement, and 10/1/21 CUP are enclosed.

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The previously approved septic plan is on file in the Sanitarians Division of the Land Use Services Department. The proposed amended plan will be submitted to the Sanitarian Division, and we will include the engineer's drawings and specifications in this application. The Camp is happy to provide any additional information needed.

As indicated in the Camp's letter dated May 8, 2023, this application, and any submissions or participation in the review, hearing, and any other related matters and proceedings are not an admission, waiver, or other concession of any kind in relation to, and are all strictly subject to, all interests, rights and claims of Christian Catholic Church and Camp Zion in relation to their property and programming, the 9/30/21 Settlement Agreement, the 10/1/21 CUP, the Religious Land Use and Institutionalized Persons Act, and all other provisions of federal, state and local law, all such interests, rights and claims being expressly reserved.

AMENDED CONDITIONAL USE PERMIT APPLICATION OVERVIEW AND ON-SITE INSPECTION AUTHORIZATION

A "conditional use" is one that has been determined to be compatible in a particular area, not a use that is always compatible at a specific site within that area. The use is subject to requirements and conditions, and is only allowed under a conditional use permit (CUP) issued by Door County. A conditional use permit is also required if an owner wishes to expand a non-conforming use (i.e., a use previously legally established which would not be allowed under current zoning regulations).

Re: Amendment of Conditional Use Permit

Date of Issuance and Filing:	October 1, 2021
Parcel Number:	018-02-02322821A1 & 018-04-35332814A2
Municipality:	Liberty Grove
Site Address:	Across from 12701 Door Bluff Road (address not yet assigned to Project property)
Property Owner:	Christian Catholic Church (a.k.a. Camp Zion, Inc.)
Applicant:	Dale Stewart, Director
Zoning Administrator:	Mariah Good

We: Christian Catholic Church (aka Camp Zion, Inc), Dale Stewart, Director

Propose to:

Christian Catholic Church (a/k/a Camp Zion, Inc.) applies to amend the above Conditional Use Permit issued to Camp Zion on October 1, 2021, to construct a facility on our Heartland 3.5 property for dining, meeting, recreation, education, and other activities customary for a religious Institutional Recreation Camp. The original application for a CUP and variance was filed March 9, 2020, and later amended as provided in the Settlement Agreement dated September 30, 2021 resolving Eastern District Case No. 20-CV-1248. Copies of the 3/9/20 application reviewed by the Zoning Board of Appeals at its July 7, 2020 hearing, the 9/30/21 Settlement Agreement resolving Eastern District Case No. 20-CV-1248, and the 10/1/21 CUP are enclosed.

The Project is located on our 28.46-acre site at 12701 Door Bluff Road, Ellison Bay, Parcel ID ## 018 0202322821A1 and 018-04-35332814A2, and zoned HL 3.5 under the Door County Comprehensive Zoning Ordinance. The Project is more than halfway complete.

Specifically, in conjunction with the 3/9/20 application, the Camp previously submitted plans for a septic system that were approved as provided in the CUP. The proposed revised septic system will route "high strength" (kitchen) water into a separate holding tank to be periodically pumped and disposed of off-site, as is commonly done in relation to comparable facilities. With less high strength and total water entering the ground, a smaller septic field for sewage is allowed, reducing impact on the land.

The previously approved septic plan is on file in the Sanitarian Division of the Land Use Services Department. The proposed amended plan will also be submitted to that Division, together with the engineer's drawings and specifications included in this application. The Camp is happy to provide any additional information needed.

As indicated in the Camp's letter dated May 8, 2023, this application, and any submissions or participation in any related review, hearing, matters or proceedings are not an admission, waiver, or other concession of any kind in relation to, and are all strictly subject to, all interests, rights and claims

of Christian Catholic Church and Camp Zion in relation to their property and programming, the 9/30/21 Settlement Agreement regarding Eastern District Case No. 20-CV-1248, the 10/01/21 CUP, the Religious Land Use and Institutionalized Persons Act, and all other provisions of federal, state and local law, all such interests, rights and claims being specifically reserved.

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.



SIGNATURE OF APPLICANT/AGENT:

DATE: May 22, 2023

APPLICATION FOR AMENDED CONDITIONAL USE PERMIT – ADDENDUM

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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.

Though there are occasional fluctuations in assessed values for almost all Door County properties, the overall trend of property values on Door Bluff has been upward. The attached data (Addendum A) from the Door County government website is derived from the assessed value of the properties and improvements on the private portion of Door Bluff Road.

Door Bluff property values were not negatively affected after the 1984 CUP was granted, nor did property values decrease after the 2001 CUP was granted. The Assessor's Office periodically reviews and issues assessment corrections on properties in certain areas. In 2015, the Assessor's Office did a revaluation of the Town of Liberty Grove, and used sales three years prior to derive an assessed value. At that time, properties were selling below the assessed values throughout the Town. Property values have been skyrocketing since 2020, so clearly, the existence of a camp has not had negative impact on those values.

Interestingly, The Clearing and Birch Creek Music Center (the other camp-like organization in Door County) have grown their programs and added buildings, and neighboring property values have generally gone up. Camp Zion cares for its facilities and property, and offers a quality program. Camp Zion has not negatively affected property values or dissuaded current residents from purchasing their nearby homes in the past, and there is no reason to think this facility will do so in the future.

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

Camp Zion, an institutional recreation camp, has existed at 12701 Door Bluff Road on adjacent SF30 land since 1947, and on the HL 3.5 parcel since 1961. Very few residences existed in the neighborhood in 1947.

According to a 1/30/20 DATCP memo, there are 240 recreation camps in Wisconsin. 66 of those camps are Rec/Ed camps, licensed and inspected by the State of Wisconsin, of which Door County has 3 – St. Joseph Formation Center, Birch Creek Music Center, and Camp Zion. A camp is not a commercial enterprise competing with other local businesses. (Our campers stay in traditional camp facilities and sleep in bunkbeds, not in private rooms.) If a camp has any competition at all, it is friendly competition from other camps.

Birch Creek and St. Joseph's Formation Center have both grown their programs and expanded their facilities in recent years. Birch Creek added a new kitchen/dining hall and classroom addition in 1998, expanded sleeping quarters for counselors and interns in 1999, and added three new buildings in 2008.

The Clearing, just 3 miles down the road from Camp Zion, offers group classes and programs. Though not a camp, The Clearing shares many similarities with Rec/Ed camps ("*...where ordinary people could, as the name implies, 'clear one's mind' by reconnecting with nature and with one another*"). The Clearing continues to update and add buildings to enhance their guests' experiences and grow their program. The addition of the Jens Jensen building, and more recently, the Forge building, are wonderful features of our community.

While each of these organizations is unique, they share many similarities with Camp Zion in their programs and operations. All are not-for-profit organizations, collect fees for their programs, provide lodging, serve meals, and utilize the words "retreats" and "camps" interchangeably in their promotional publications. Like Camp Zion, The Clearing even rings a school bell to call their guests to meals, which are eaten together in a group setting.

The world is a better place because of not-for-profit organizations like St. Joseph's, Birch Creek, The Clearing, and Camp Zion. They need be encouraged to grow, thrive, and be sustainable.

- 3) Whether the proposed project is consistent with the Door County Comprehensive and Farmland Preservation Plan or any officially adopted town plan. 64

The plan is consistent with the Door County Comprehensive and Farmland Preservation Plan 2035 (the "Plan"). The site plan is located in Government-Institution land use category at 12701 Door Bluff Rd., Heartland 3.5 zoning. As shown on the enclosed Map 9.1(C), in conformance with the Plan and directives of the Zoning Board of Appeals during its review of the Camp's prior CUP application in 2015, the Project is now being constructed just east of Door Bluff Road in the exact location shown on the Map.

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

☐ Public Sewer	☒ Private Onsite Wastewater Treatment System (POWTS)
<u>Check One</u>	<u>Check One</u>
☐ Existing	☐ Conventional Septic
☒ New **	☒ Other In-ground System
	☐ Holding Tank

** The application is to approve amendment of the previously approved new system.

- 5) Provision for a potable water supply.

☐ Public Water Supply (Liberty Grove Sanitary District #1 and Maplewood only)	☒ Well
<u>Check One</u>	<u>Check One</u>
☐ Existing	☒ Private Well
☒ New	☐ Shared Well

6) Provisions for solid waste disposal.

- ☐ Commercial hauler
☐ Private delivery to collection site
☒ Other Mound System

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

Noise The new facility, currently under construction, transfers an existing use to a new location; kitchen and dining room related activity will move away from the SF30 property to the HL3.5 property. Beyond that, no additional noise is anticipated other than temporary construction noise and normal existing operations thereafter as provided in the 10/01/21 CUP. The building is not close to neighbors, is located down in the hollow of the field, and is surrounded by dense vegetation.

Odor: We have been providing meals to our guests for 76 years, and have never received complaints about kitchen odors. The new kitchen exhaust fan will be vented through the roof, taking odors up and away, and will utilize modern, quieter technology. The garbage dumpster has been relocated to a remote location on Door Bluff Lane almost 700' southeast of its prior location, reducing odors, noise, and traffic issues related to garbage removal.

Dust: Dining hall operations do not generate dust. Delivery trucks access the building via Door Bluff Lane, which is further away from neighbors' houses than the location where deliveries are made to the existing kitchen east of Door Bluff Road.

8) Provision of safe vehicular and pedestrian access.

Vehicular Access

- ☒ Existing Driveway(s) Door Bluff Lane (private) off of East Door Bluff Rd.
(Road Name)
☐ New Driveway(s) to _____
(Road Name)

The building is accessible by vehicle off East Door Bluff Rd, via Door Bluff Lane. Door Bluff Lane was built with a permit from the Town of Liberty Grove, was completed in 2008 to improve camper safety and minimize the risk of motorists striking a camper while driving through camp on Door Bluff Rd. Both motorists and campers are safer when vehicles use Door Bluff Ln. instead of Door Bluff Rd. Door Bluff Lane is a beautiful, safe, and well-maintained drive that is used by the majority of camp-related vehicle traffic. Although Door Bluff Lane is a private access drive and not a private road, we are grateful that some of our northern neighbors also use it, and each year we will consent and encourage them to continue. Food and other deliveries will reach the building and unload using Door Bluff Lane and the access drive from the Lane to the building, resulting in fewer trucks entering Door Bluff Road.

Pedestrian Access

- ☒ Sidewalks
☒ Path or Trail
☐ No Pedestrian Traffic

We care deeply about the safety and security of our campers and guests, and believe that they all deserve reasonable and safe access and egress to buildings, as the federal Americans with Disabilities Act and Ordinance require.

The topography of the facility site creates significant hardships for building access and egress, so it is critical to provide safe, efficient, and ADA-compliant access to the facility. Guest safety and those purposes and requirements of ADA and the Ordinance are served by an ADA compliant crosswalk and pedestrian walking bridge from the elevation of Door Bluff Road to the facility. The walking bridge is not within the setback.

Campers rarely walk on Door Bluff Lane, but do cross over Door Bluff Rd several times daily, in one of three crosswalks.

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

Existing traffic: _____High Levels _____ Medium Levels ___X___ Low Levels

In contrast to growth of residential and tourist traffic in the area, vehicle traffic in and out of Camp Zion has been consistent for at least the past 23 years, and is in alignment with our allowable capacity and year-round operation. Many of our guests and staff arrive via bus or car-pool. Door Bluff tourist traffic in general is increasing due to increased usage of Door Bluff Headlands County Park, art crawls, kayak tours, nearby art studio/guest cottage/and wedding business), and UPS and FED EX deliveries to neighbors, etc. (Vehicular traffic of Park patrons to the Park using East Door Bluff Road generally exceeds vehicular traffic of Camp patrons using Door Bluff Road.)

10) Adequacy of emergency services and their ability to service the site. PLEASE SEE SEPARATE PAGE.

11) Provision for proper surface water drainage.

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

The engineered Stormwater Management Plan was designed by Baudhuin Engineering and approved by Greg Coulthurst, Conservationist with the Door County Soil & Water Conservation Department on October 6, 2021 (approval letter attached, Addendum D). The plan is on file with the Soil & Water Conservation Dept.

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

Within a few miles of Camp, a wide variety of homes and industrial buildings exist in all different shapes, sizes, volume, construction, finish materials, architecture, and landscaping. Less than two miles from Camp, a 5900 ft² home and a 5300 ft² home were granted permits in recent years.

While a wide variety of buildings and architectural styles exists in the Door Bluff area and Liberty Grove, we retained a nationally recognized architect specializing in recreational camps, who designed the facility and Project to be similar in size, character, and visual harmony with other Camp Zion buildings and the "Northwoods" motif we all wish to preserve.

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

Views of the dark night sky are important to our program. Exterior lighting is necessary for the safety of our guests. Consistent with the County Zoning Ordinance, outdoor lighting is downward facing. The site is surrounded by dense vegetation and a hill, and building is far from neighbors. Light spillover onto neighboring properties is minimal. The 10/01/21 CUP conditions were carefully negotiated with the County to ensure that exterior lighting and other Project features do not adversely impact surrounding residential 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.

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

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

Normal excavation needs were present in construction. New in-mound septic system is planned, requiring up to 12" of additional cover in that area. The proposed amendments to the plan will not require additional soil.

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

Project is self-funded from generous donations of friends. Project had been fully funded a year and a half ago, but due to price increases during litigation delays in Eastern District Case No. 20-CV-1248, we have been forced us to take out a loan for the balance.

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

See narrative in 2020 application submitted for information. We have addressed all concerns previously raised by the Board during the prior CUP proceedings in 2015.

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

Camp Zion has operated on Door Bluff since 1946. There has never been any history of harm to public health or public safety. The Door County Sheriff has never had a call to the property for any disturbance or complaint. Camp Zion meets or exceeds the strict Rec/Ed Camp health and safety code requirements of the State of Wisconsin. Annual operation licenses have been granted without exception or incident. Our public water supply system is approved, inspected, and tested by the DNR. The septic system requires State of Wisconsin approval and Door County Sanitarian inspections every 3 years. For 77 years, it is clear that Camp Zion has contributed to the local economy, and has been a key driver of northern Door tourism and a supportive member of the community.

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

By what month and year will the project be completed? **December, 2023**

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.

See attached narrative.

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.

Question 10, Emergency Services

Please take this page to the local Fire Chief with a copy of the project plans for review. Have the Fire Chief complete and sign below.

Applicants are responsible for returning the completed form to the Land Use Services Department: 421 Nebraska Street, Sturgeon Bay, WI, 54235. FAX: (920) 746-2387. E-mail: lriemer@co.door.wi.us.

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

As Fire Chief of the Sister Bay/Liberty Grove Fire Department, I have reviewed the plans of this project. Our Department **CAN / CANNOT (circle one)** access this site for fire protection purposes.

Other Fire Chief comments: _____

NOTE: SEE ATTACHED SIGNED FORM FROM FIRE CHIEF CHRIS HECHT

_____, Fire Chief

(Signature)

(Date)

APPLICATION FOR CONDITIONAL USE PERMIT – ADDENDUM PAGE 5

Question 10, Emergency Services

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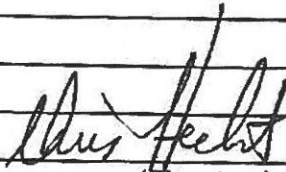
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10) Adequacy of emergency services and their ability to service the site.

As Fire Chief of the Sister Bay/Liberty Grove Fire Department, I have reviewed the plans of this project. Our Department CAN / CANNOT (circle one) access this site for fire protection purposes.

Other Fire Chief comments: _____


(Signature)

_____, Fire Chief

05/21/2023
(Date)

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
(Private) Door Bluff Rd.																			
12775 Door Bluff Rd																			
12765 Door Bluff Rd																			
Hidding (MFL)/County Park																			
12764 Door Bluff Rd	126800	126800	126800	126800	126800	126800	126800	126800	126800	126800	126800	305800	305800	305800	950100	950100	950100	956700	520700
12763 Door Bluff Rd	121100	121100	121100	121100	1202700	202700	202700	202700	202700	202700	202700	401200	401200	401200	401200	401200	401200	401200	402600
12751 Door Bluff Rd	41800	41800	41800	41800	107300	107300	107300	107300	107300	167100	223500	394700	412400	418300	418300	418300	418300	418300	418300
12741 Door Bluff Rd	86500	86500	94300	124900	253800	260500	260500	260500	262700	262700	262700	477500	477500	477500	477500	477500	477500	477500	477500
12735 Door Bluff Rd	223800	223800	223800	223800	376500	376500	382700	382700	382700	382700	382700	627800	627800	627800	627800	627800	627800	627800	627800
12727 Door Bluff Rd	109000	127400	137100	137100	294200	294200	294200	294200	294200	294200	294200	537500	537500	537500	537500	537500	537500	537500	537500
12711 Door Bluff Rd	61300	61300	61300	61300	143700	143700	143700	143700	143700	143700	143700	188800	403300	460400	618200	618200	618200	618200	629700
12701 Door Bluff Rd																			
12683 Door Bluff Rd	106400	106400	106400	106400	219800	219800	219800	219800	219800	219800	219800	461900	461900	461900	461900	461900	461900	461900	461900
12675 Door Bluff Rd	57500	57500	57500	57500	120900	120900	120900	120900	120900	120900	120900	263700	263700	263700	263700	263700	263700	263700	263700
12669 Door Bluff Rd	6700	6700	6700	6700	19200	19200	19200	19200	19200	19800	19800	34300	34300	34300	34300	34300	34300	34300	66400
12668 Door Bluff Rd	22400	22400	22400	22400	22400	22400	22400	22400	22400	33400	40600	80500	80500	80500	80500	80500	80500	80500	80500
12649 Door Bluff Rd																			
12647 Door Bluff Rd																			
12625 Door Bluff Rd	250600	250600	250600	250600	374600	374600	374600	374600	374600	374600	374600	737700	737700	737700	737700	737700	737700	737700	737700
Waterfront South of Clearing																			
12167 Rustic Ln	74400	74400	75000	75000	158000	158000	158000	158000	158000	158000	158000	339400	339400	339400	339400	339400	339400	339400	339400
12165 Rustic Ln	78100	78100	78100	78100	161100	161100	161100	161100	161100	161100	161100	326800	326800	326800	326800	326800	326800	326800	326800
12153 Rustic Ln	55200	77000	77000	77000	160000	160000	160000	160000	160000	160000	160000	324700	324700	324700	324700	324700	324700	324700	324700
12141 Rustic Ln	83300	83300	83300	83300	166300	166300	166300	166300	166300	166300	166300	351300	351300	351300	351300	351300	351300	359100	359100
Near Birch Creek Center																			
3729 County Hwy E	45550	59400	59400	61400	77600	78800	78800	78800	78800	131700	131700	131700	131700	164400	164400	164400	164400	164400	187900
3730 County Hwy E																			
3736 County Hwy E	72550	86900	86900	86900	86900	86900	86900	86900	86900	109100	156200	154600	150300	148700	182200	182300	182400	182500	197700
3820 County Hwy E																			
3947 County Hwy E																			

Green = Increase in Assessment
 Orange = Decrease in Assessment

(Private) Door Bluff Rd. Property Values

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	% increase since 1991	% increase since 2005
(Private) Door Bluff Rd.												
12775 Door Bluff Rd	302000	405900	405900	405900	405900	364600	624700	624700	624700	624700		2.068543046
12765 Door Bluff Rd	497000	613700	613700	613700	616600	577600	577600	577600	577600	577600		2.5004329
Hidding (MFL)/County Park	520700	45000	45000	45000	45000	45000	45000	45000	45000	45000		
12764 Door Bluff Rd	402600	549000	549000	549000	539000	469000	469000	469000	469000	469000	3.87283237	1.168993021
12763 Door Bluff Rd	401200	539000	539000	539000	539200	469200	469200	469200	469200	469200	11.22488038	1.121683003
12751 Door Bluff Rd	539200	539200	539200	539200	539200	490300	490300	490300	490300	490300	5.668208092	1.026806283
12741 Door Bluff Rd	477500	615400	615400	615400	595300	490300	490300	490300	490300	490300	3.358802502	1.197355846
12735 Door Bluff Rd	657400	856700	856700	856700	856700	751700	751700	751700	751700	751700	4.999082569	1.013767442
12727 Door Bluff Rd	537500	639400	639400	639400	639400	544900	544900	544900	544900	544900	11.23327896	1.113879004
12711 Door Bluff Rd	629700	793600	793600	793600	793600	688600	688600	688600	688600	688600		
12701 Door Bluff Rd	461900	597600	597600	597600	597600	465300	465300	465300	465300	465300	4.373120301	1.007360901
12683 Door Bluff Rd	263700	360800	360800	360800	360800	292900	292900	292900	292900	292900	5.093913043	1.110731892
12675 Door Bluff Rd	66400	80300	80300	80300	80300	36500	263100	530000	530000	530000	79.10447761	15.45189504
12669 Door Bluff Rd	80500	125000	125000	125000	125000	125000	107700	107700	107700	107700	4.808035714	1.337888199
12668 Door Bluff Rd	847900	1139800	1139800	1139800	1139800	929800	929800	929800	929800	929800		0.826158745
12649 Door Bluff Rd	250600	294900	294900	294900	294900	294900	277000	277000	277000	277000		1.105347167
12647 Door Bluff Rd	737700	1007700	1007700	1007700	1007700	825700	825700	825700	825700	825700	3.294892259	1.119289684
12625 Door Bluff Rd												
Waterfront South of Clearing												
12167 Rustic Ln	339400	411900	411900	411900	351900	351900	351900	351900	351900	351900	4.72983871	1.036829699
12165 Rustic Ln	326800	389900	389900	389900	329900	329900	329900	329900	329900	329900	4.224071703	1.009485924
12153 Rustic Ln	324700	376000	376000	376000	316000	316000	316000	316000	316000	316000	5.724637681	0.973206036
12141 Rustic Ln	359100	425800	425800	425800	365800	365800	365800	365800	365800	365800	4.391356543	1.041275263
Near Birch Creek Center												
3729 County Hwy E	187900	187900	187900	187900	187900	187900	187900	187900	185100	185100	4.063666301	1.125912409
3730 County Hwy E	147100	147100	147100	147100	147100	147100	147100	147100	146500	146500		
3736 County Hwy E	184900	184900	184900	171500	171500	171500	171500	171500	175200	175200	2.414886285	1.084829721
3820 County Hwy E	197700	197700	197600	197600	197600	197500	197500	197500	198200	198200		1.087815587
3947 County Hwy E	296500	296500	296500	296500	296500	296500	296500	298600	250700	250700		0.96907615

Green = Increase in Assessment
 Orange = Decrease in Assessment



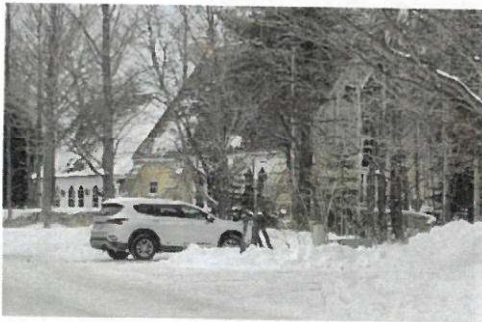
1. Is. Cider 12040 Garrett Bay Rd



2. USPS 12055 Garrett Bay Rd



3. 1601 Old School Rd



4. The Clearing Not for Profit School-
Garrett Bay Rd



5. 12605 Garrett Bay Rd



6. 12618 Garrett Bay Rd



7. 12529 Door Bluff Rd.



8. 12533 Door Bluff Rd.



9. private home-12543 Door Bluff Rd



10. private garage-12543 Door Bluff Rd



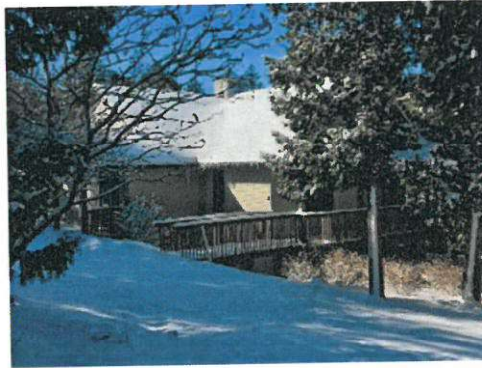
11. 12557 Door Bluff Rd



12. 12647 Door Bluff Rd



13. CZ 12701 Door Bluff Rd.



14. CZ 12701 Door Bluff Rd.



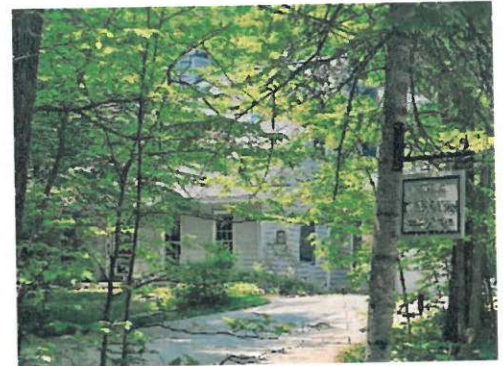
15. 12735 DOOR BLUFF RD



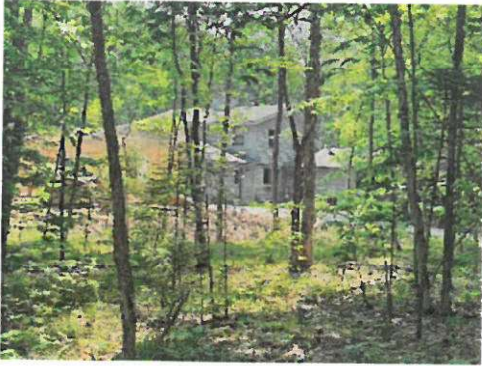
16. 1519 E. Door Bluff Rd. Silver Poplar Studios wedding parking next to camp
Wedding business congestion E. Door Bluff Rd.



17. 1519 E Door Bluff Rd, Silver Poplar Studios, Rental Cottage, Wedding Venue



18. 1451 E DOOR BLUFF RD



19. 1403 E DOOR BLUFF ROAD



20. 1330 Door Bluff Park Rd



21. 12720 Door Bluff Park Rd.



**22. 5300sf Private Home-1292
Garrett Bay Rd**



**23. 5900sf Private Home-998
Cottage Rd & 3000sf garage**



24. Condo-12723 Wisconsin Bay Rd



**25. 6000sf Private Horse Barn-923
Gooseberry Ln**



**26. 12k & 15k sf Seaquist Market
& Production**



27. 5000sf JF Construction Cty ZZ

Camp Zion
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May 22, 2023

Door County Land Use Services Staff and
Resource Planning Committee
421 Nebraska Street
Sturgeon Bay, WI 54235

Re: Amendment of Conditional Use Permit

Date of Issuance and Filing:	October 1, 2021
Parcel Number:	018-02-02322821A1 & 018-04-35332814A2
Municipality:	Liberty Grove
Site Address:	Across from 12701 Door Bluff Road (address not yet assigned to Project property)
Property Owner:	Christian Catholic Church (a.k.a. Camp Zion, Inc.)
Applicant:	Dale Stewart, Director
Zoning Administrator:	Mariah Good

Dear Staff and Committee:

INTRODUCTION & OBJECTIVE

Christian Catholic Church (a/k/a Camp Zion, Inc.) applies to amend the above Conditional Use Permit issued to Camp Zion on October 1, 2021, to construct a facility on our Heartland 3.5 property for dining, meeting, recreation, education, and other activities customary for a religious Institutional Recreation Camp. The original application for a CUP and variance was filed March 9, 2020, and later amended as provided in the Settlement Agreement dated September 30, 2021 resolving Eastern District Case No. 20-CV-1248. Copies of the 3/9/20 application reviewed by the Zoning Board of Appeals at its July 7, 2020 hearing, the 9/30/21 Settlement Agreement resolving Eastern District Case No. 20-CV-1248, and the 10/1/21 CUP are enclosed.

The Project is located on our 28.46-acre site at 12701 Door Bluff Road, Ellison Bay, Parcel ID ## 018 0202322821A1 and 018-04-35332814A2, and zoned HL 3.5 under the Door County Comprehensive Zoning Ordinance. The Project is more than halfway complete.

Specifically, in conjunction with the 3/9/20 application, the Camp previously submitted plans for a septic system that were approved as provided in the CUP. The proposed revised septic system will route "high strength" (kitchen) water into a separate holding tank to be periodically pumped and disposed of off-site, as is commonly done in relation to comparable facilities. With less high strength and total water entering the ground, a smaller septic field for sewage is allowed, reducing impact on the land and cost of the system.

The previously approved septic plan is on file in the Sanitarian Division of the Land Use Services Department. The proposed amended plan will also be submitted to that Division, together with the engineer's drawings and specifications included in this application. The Camp is happy to provide any additional information needed.

As indicated in the Camp's letter dated May 8, 2023, this application, and any submissions or participation in any related review, hearing, matters or proceedings are not an admission, waiver, or other concession of any kind in relation to, and are all strictly subject to, all interests, rights and claims

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of Christian Catholic Church and Camp Zion in relation to their property and programming, the 9/30/21 Settlement Agreement regarding Eastern District Case No. 20-CV-1248, the 10/01/21 CUP, the Religious Land Use and Institutionalized Persons Act, and all other provisions of federal, state and local law, all such interests, rights and claims being specifically reserved.

CAMP ZION'S MISSION

Camp Zion exists to supplement the ministries of churches and other organizations by providing camping and retreat experiences that help participating individuals find and grow a relationship with God.

CAMP ZION'S CORE VALUES

We value:

- Our heritage, the vision of founders, and the need to continue their progressive innovation;
- The call to challenge one another, and those we serve, to love the Lord our God with all our heart, mind, soul, and strength, and our neighbors as ourselves;
- The presentation of the Gospel to all campers and guests;
- God-honoring, outdoor oriented, creative and fun programming;
- Our core team of committed, trained and caring staff, who are believers in Jesus Christ;
- The natural environment;
- The use of volunteers in a variety of support roles;
- Our campers and guests as our priority during their stay;
- The provision of a safe, secure, and clean setting;
- Maintaining a positive relationship with the surrounding community.

COMMUNITY/HISTORICAL NEED

Brief background information on the Camp's existing SF30 grandfathered parcel will be helpful in explaining how the Facility being constructed on the adjoining HL3.5 site is essential to the education, dining, recreation, and other customary activities that are integral to the Camp's Christian mission and programming.

Camp Zion was founded in 1946 to provide Christ-centered outdoor experiences for children, youth and adults as a ministry of what was then known as the Christian Catholic Church (the name was changed to Christ Community Church of Zion, Illinois in 1997). CCC is the parent organization and owner of Camp Zion, Inc., a properly qualified, 501(c)(3) tax-exempt, non-profit religious corporation.

Christ Community Church is a member of the National Association of Evangelicals. Camp Zion is licensed by the State of Wisconsin as a Recreational/Educational Camp, and is a charter member of the Christian Camp & Conference Association, which has around 900 member camps.

CAMP ZION'S PROPERTY

In 1947, access to the first Camp Zion property was via a crude, narrow, logging trail, on what is now the private portion of Door Bluff Road. At that time, there were very few, if any, homes along the private section of Door Bluff Road, and none of the current Door Bluff Road property owners had yet purchased or inherited their property. Modern zoning ordinances had not been established.

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Today, Camp Zion owns 28.46 acres on the HL3.5 parcel, and 2.95 acres in SF30, for a total of 31.41 contiguous acres of land. None of our property has any deed restrictions or covenants from previous owners.

Shorefront Property

- Camp Zion was first held on the Beard Farm on Door Bluff Road, in 1946, in exchange for picking cherries on the farm.
- In 1947, the Church purchased 1.48 adjacent acres in Recreation zoning from Adolph & Julia Roeser.
- In 1953, an additional and adjacent 1.47 acres in Recreation zoning was purchased from Harvey & Clara Olson. (The signed deed for this parcel was misplaced, and not recorded until 2001.)
- Camp Zion has been operating uninterrupted at this location ever since 1947.

HL3.5 Site/Area (East of Door Bluff Road)

- From 1961-2001, the Church had a written rental agreement with Richard and Walter Hannenberg to use approximately 3 acres of adjacent land for outdoor recreational activities, team competitions, star-gazing, skills classes, etc.
- In September of 2001, the Camp purchased 14.5 adjacent HL3.5 acres from the Hannenbergs, including the property that had been previously rented. This purchase included all of the private portion of Door Bluff Road south of the Passow property to East Door Bluff Road, as well as Door Bluff Road through the original Camp property up to the north property line.
- In 2004, the Camp gifted a portion of the 14.5 HL3.5 acres on the west side of Door Bluff Road to Dean & Polly Warner, and later, a similarly sized portion to Rick Emmert (approx. 0.4/acre total). The Camp retained full ownership of Door Bluff Road in this area.
- In 2007, shortly before selling land to the County for Door Bluff Headlands County Park, Jeanette Hidding donated 2.35 acres of adjacent HL3.5 land to the Camp so that both Door County and the Camp could together better serve their patrons and the public.
- In 2016, the Camp purchased 12.01 acres of adjacent HL3.5 land from the Hannenbergs.

THE ESSENCE OF CAMP

Camp Zion uses the community of the unique camp environment to serve the needs of groups and accomplish shared goals in a setting separate from normal daily routines. The Camp program has always included summer youth camps and week-end or multi-day group retreats for children and adults throughout the year. All groups understand and agree to our rules and guidelines, know that we serve a spiritual purpose, and are ultimately under control of the Camp staff.

Camp life is focused on group activities: meals, games, competitions, crafts, skills classes, recreation, Bible Studies, meetings, cabin groups, etc. By way of example, campers attending our sessions may eat together as a group, and then transition to a different area in Camp for a group study time or meeting, do team games or activities together in yet another designated area, participate in cabin activities in their cabins, etc. All areas of the Camp are not in use at the same time.

Like most not-for-profit organizations, we depend on many volunteers who serve gladly throughout the year, and generous donors who believe in the mission of Camp Zion. 75% of the Camp Zion operating budget comes from camper and guest fees, 25% comes from donations. Capital improvements are 100% funded by donations.

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CAMP ZION CAMPERS

- Enjoy a fun, safe, and Christ-centered experience away from the distractions of everyday life.
- Learn about God's love for all, the free gift of salvation through Jesus Christ, truths of the Bible.
- Learn about respect for and cooperation with others.
- Spend time outside.
- Experience and gain appreciation for the natural environment, God's creation.
- Learn new skills, try new things.
- Learn appreciation and respect for our Country.
- Unplug, unwind.
- Interact with positive adult role models.
- Enjoy fellowship with others.
- Enjoy and learn skills, hobbies, activities.

CAMP ZION OFFERS

- Summer youth camps.
- Fall & winter youth group retreats.
- Fall & spring adult group retreats.
- Family and parent/child camps.
- Guest group retreats and camps for churches, schools, organizations. We work with group leaders, helping them develop their programs, and maintain ultimate control of all groups.
- Free community snow-tubing days
- Availability to local churches, schools, and groups for meetings, dinners at minimal or no charge.
- Fourth of July complimentary Community Breakfast and Open House, attended by approximately 300 neighbors and friends.
- Prior to Door County's purchase of the adjacent Hidding Managed Forest Land, Camp Zion staff cleared brush and fallen trees on hiking and ski trails with permission from the Hidding family. We stand ready and willing to offer our services to the Door County Parks Department to help maintain the trails for the benefit of all, at no expense to the County.

RECENT YEARS

In 1998, the decision was made to establish a full-time camp director position in order to better assess and care for facility and upkeep needs, keep up with increasing health and safety codes, train staff, steward the program, and operate the Camp more consistently throughout the year.

Executive Director Dale Stewart and family moved permanently to Ellison Bay in 2000, and built a home in Gills Rock in 2001. Since 2017, our full-time Operations Director has rented a home in Ellison Bay that the Camp owns and pays taxes on.

Camp Zion summer camps attendance has grown during the past 20 years, while remaining in compliance with Ordinance capacity limits. Camp Zion's success is really quite simple; people want to send their children to a well-run program, that meets their spiritual, recreational, and social needs, in a

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beautiful setting, apart from the daily routine. For the same reasons, adults have also been attending group retreats for 76 years.

PAST CUPS & PERMITS

Camp Zion strives to be in compliance with all local, state and federal laws and ordinances, and CUPs.

Camp Zion has diligently applied for and received applicable governmental permits over the years: Conditional Use & Zoning Permits for our old dining hall in 1984 and Fireside Lodge dormitory in 2001, State of Wisconsin building permits, DNR and Army Corps of Engineers dock and dredging permits, Town of Liberty Grove driveway permit, Underground Storage Tank (gasoline tank) removal and above-ground gasoline tank replacement permits, and even swim area buoy and fireworks permits.

During our 1984 CUP process, the only objection to the granted CUP was from the next-door neighbors and friends Diane Nelson & Nancy Walser, and was related to the issues of parking and traffic. They filed an appeal, but **before** the ZBOA ruled on the matter, a satisfactory neighborly agreement was reached between the Nelson & Walser families and the church, and the families dropped their appeal. The Walser family has written numerous letters of support for us over the years (including one as recent as January, 2020), indicating that they were very happy with our friendly agreement, and that they had no problem whatsoever with the Camp's operations, facilities, or parking. The 1984 CUP has been well and truly settled, and in effect without issue or controversy for 37 years.

During our 2001 CUP application and hearing processes for the Fireside Lodge dormitory on the SF30 parcel, there were **zero objections** from **any** neighbor or regulatory agency over any issue.

The 2015 Dining Hall CUP was initially granted by the RPC, and later removed by the ZBOA, upon appeal.

In March, 2020, we filed a new CUP and variance application after significant expenditures (described below) addressing all concerns expressed during the 2015 hearing. (The variance application was on advice of Land Use Services staff). In a July, 2020 public hearing, the Zoning Board of Adjustment denied the variance. We then brought an action in federal court, Eastern District Case No. 20-CV-1248.

During good faith settlement negotiations that followed, the Camp made a number of concessions, including moving the building 21' east, so that it was not located within any setback. A Settlement Agreement was approved by the Camp and approved by the Resource Planning Committee and Zoning Board of Adjustment in separate public meetings on 9/30/2021. The Agreement provided for issuance of a Conditional Use Permit and a Zoning Permit, which were issued that next day, October 1, 2021. Excavation began immediately, and construction began in February of 2022. The Project is currently more than half completed.

A WORD ABOUT OUR SF30 CAPACITY

The 1984 CUP process did not set a limit on the overall capacity of the Camp. *"The Resource Planning Committee did not request information on potential camp capacity overall nor set a maximum occupancy number when issuing the permit."* – Zoning Administrator Rick Brauer, Oct. 3, 2017.

Prior to the Camp applying for a CUP for a new dorm building in 2001, Door County Senior Zoning Administrator Dave Sautebin did an onsite inventory of beds to better define the maximum occupancy, determined that we had between 140-156 beds, and noted that in our file. He referenced the capacity number of 140 again in a December 26, 2012 letter. The current Land Use Services staff has affirmed that according to the CZO, the camp capacity is 5 people per acre x 31.41 acres = 157 persons.

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Camp Zion abides by the stated capacity as determined by the County. In both the 1984 and 2001 CUPs, we did in fact replace “bed for bed” as we stated in the applications. We have never exceeded the original capacity of 140 persons on our SF30 parcel.

HISTORY & PURPOSE OF THE DINING HALL PROJECT

Since 2008, discussions had been underway about the need for expanded space for meeting, dining, and other Camp activities. Our lack of meeting space is a hindrance to current and potential groups, limiting the amount and types of indoor activities we can offer and accommodate. The aging dining hall, completed in 1986, does not adequately service our capacity, and the kitchen is out of date and inefficient. The old dining hall was designed for 94 people at a time when the building code required only 10 square feet per person, compared to modern code requirements which require 15 square feet per person. Due to setback requirements, density and impervious surface issues, adding on to the existing building was not practical or feasible.

As previously stated, we are constructing a Facility on our Heartland 3.5 property for dining, meeting, recreation, education, and other activities customary for a religious Institutional Recreation Camp. The Door County Land Use Services Department recognizes that the new site is in a separate and distinct zoning district from our SF30 property, and that prior CUPs on the SF30 land are not applicable on the HL3.5 land. The Dining Hall is the only building on this 28.46-acre parcel. The Facility footprint for this project utilizes approximately 0.253 acres, **or 0.89% of the available 28.46 acres**, (including the building, patio, service drive, and parking spots).

To this end, Camp Zion enlisted the professional assistance of Fletemeyer & Lee Associates (a national firm specializing in camp & conference center planning & design), and Baudhuin & Associates (a local civil engineering firm) to design the new Facility which includes a dining hall, kitchen, and spaces for meeting, worship, education, recreation, etc. The purpose of the improvement is to:

- Enhance the guest experience,
- Meet the increasing demand for nicer, more guest-friendly venues,
- Replace insufficient and outdated meeting and dining facilities,
- Better service the allowable capacity,
- Improve the overall Camp operations,
- Meet the needs of a broad base of user groups – youth, families, and adults – throughout the year, and,
- Be sustainable into the future. Camp Zion is small relative to most other Wisconsin camps. By encouraging attendance closer to our existing capacity, certain fixed costs (e.g. advertising, salaries, accounting) can be distributed over a larger number, helping Camp Zion better manage expenses.

Over several years, we sought the wisdom and counsel of individuals from the Town of Liberty Grove Planning Commission & Town Board, Door County Land Use Services Department, engineering and architectural professionals, citizens, Camp Zion board and donors, and attorneys. Town and County officials were helpful and instructional, and treated us with courtesy and respect. The collective wisdom of these conversations resulted in plans for an attractive and functional facility now under construction, which has a smaller footprint than the one proposed in 2015, meets our need for additional meeting and dining spaces, and is in keeping with the character of other Camp Zion buildings, the surrounding community, the Town of Liberty Grove, and Door County.

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The new facility on our HL 3.5 parcel will be used to offer and enhance Camp activities and programs that provide our campers the finest camp experiences possible, comparable to and consistent with customary activities and programs offered by similar camps throughout Wisconsin and across America.

Current kitchen and dining facilities will be relocated to the new facility. The upper level of the new building will be for kitchen, dining and casual spaces, and the lower level will give us better options for meeting, education, and indoor recreation spaces. We will re-purpose the lower level of the existing SF30 dining hall into spaces that will include an expanded canteen (where campers can purchase treats and apparel), lounge areas, ping-pong, game room, Camp offices and, when needed, additional meeting room spaces. Regardless of any possible changes to the old dining hall, the overall result will be a **less-intensive use facility** on the SF30 parcel. The upper level of the old dining hall will continue to be used for summer staff quarters or guest rooms.

Not-for-profit organizations are permitted to grow, take in income, defray expenses, and improve their programs to work toward long term-viability and sustainability this same as other organizations and businesses. This is simply good stewardship. As our program has grown, we have been able to hire additional staff, who live and work in our community. Our ability to better serve the Camp's guests translates into more of them coming back to experience the beauty of Northern Door as vacationers and property owners in other locations, which in turn translates into greater contributions to the local and regional economy.

INSTITUTIONAL RECREATION CAMP ACTIVITIES

The new facility enables the Camp to continue more effectively the same types of programs and activities it has offered throughout its history.

The Camp complies with definitions of a camp provided by both state law and the Door County Zoning Ordinance.

The State of Wisconsin definition of a Recreational/Educational camp states (ATCP § 78.03 Definitions):

(5) "Camp" means a premises, including temporary and permanent structures, that is operated as an overnight living quarters where both food and lodging or facilities for food and lodging are provided for children or adults or both children and adults for a planned program of recreation or education, and that is offered free of charge or for payment of a fee by a person or by the state or a local unit of government.

The Door County Zoning Ordinance definition of an Institutional Recreation camp states (Ord. § 13.02):

Institutional Recreation Camp: An area containing one or more permanent buildings used periodically for the accommodation of members of associations or groups for recreational purposes.

CORE VALUE: THE NATURAL ENVIRONMENT

Camp Zion values the natural environment, which we believe displays the beauty, love, and awe of God's creative work. The trees, bluffs, Green Bay, and topography of Door Bluff all contribute to what makes Camp Zion special to our campers and staff. We have a good record of protecting our portion of the Niagara Escarpment, having cut precious few trees in that zone. We are committed to maintaining green spaces on our property. (Addendum B, letter from DNR forester Bill Ruff.)

It should be noted that a two-dimensional rendering of the Camp property does not adequately describe the significant topographical and dense vegetation factors of the Door Bluff area. The various hills and

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ridges, thick arborvitae (cedar), and various hardwood trees help shield houses, buildings, and facilities from public view, and also help reduce noise for both residents and the Camp.

The State of Wisconsin and Door County Sanitarian must approve waste-water and sewage systems for a camp. Though we already have an approved septic system, we recently asked Stantec, Inc. to design a new septic system, which we anticipate will be approved by the State of Wisconsin. The revised septic system will result in high strength kitchen water going into a separate holding tank (less water going into the ground), and appropriately sized septic field for sewage (smaller footprint, fewer trees removed, and impact on the land). Camp Zion will work with Land Use Services staff to ensure that natural resource protection ordinances are followed.

COMPARISONS WITH 2015 CUP

Following the 2015 CUP experience, we eliminated and minimized the issues that were given as reasons for denial of our application. That CUP process was disappointing, but we accepted the end-result as part of God's plan for Camp Zion, and are pleased that the 10/0/21 CUP provided both the County and Camp with a better result.

2015 Objections Given	Current Solutions
Camp did not own enough land (12 acres short)	Acquired 12.01 additional acres in 2016
Expanding use of grandfathered SF30 parcel	New site is on HL3.5 allows for camps (w/CUP)
Door Bluff Lane was too dusty	Chip-sealed Door Bluff Ln, and a portion of Door Bluff Rd
Building would damage the escarpment	Site plan is approx. 399' away from escarpment.
Building was too close (75') to the nearest northern neighbor.	Facility is approx. 285' away from the nearest northern neighbor, at a lower elevation.
Building was too large at 6400 ft ²	Building footprint reduced to 6137 ft ² . Town has recently approved 5300 ft ² and 5900 ft ² homes in the area. Town voted to eliminate the 5000 ft ² max restriction in December of 2018.

GUEST SAFETY, ADA AND ORDINANCE PURPOSES

ADA Compliance.

The new facility meets all aspects of the facilities provision of the Americans with Disabilities Act. The Door County Comprehensive Zoning Ordinance includes an exemption for

(f) Structures such as ramps and landings, lifts, or elevator housing which are designed and intended to comply with the requirements of the Americans with Disabilities Act or fair housing laws to make existing buildings accessible to disabled people, and where no feasible alternative locations exist. (3.09(2)(f) Added: 20 Sept. 2016; Ord. 2016-14.)

While that exemption references existing buildings, its purpose is consistent with that of the ADA and Ordinance as a whole to ensure reasonable and safe access for all guests.

ORDINANCE PURPOSES

The facility is designed to enhance the harmony with the area and natural environment.

1. The old dining hall is approximately 100' away from the closest neighbor south of Camp and approximately 316' away from the closest neighbor north of Camp. The new facility is approximately 411' away from the south neighbor and approximately 285' away from the north neighbor.

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2. Door Bluff Road runs between the neighbors' houses and the facility, and is 15-22' higher in elevation than their houses and the facility. With lines of sight blocked by the elevated road, dense natural vegetation, and additional screening plantings shown in the project landscape plans, the facility is minimally visible from those houses.
3. Camp Zion owns approx. 394' of Door Bluff Rd., and the land on either side, along the eastern edge of the SF30 property, as well as the road and everything east of the road for the northernmost 161' of our property (555' combined).
4. No easement has ever existed through a 200' portion of Door Bluff Road along the northernmost portion of our SF30 property. (Confirmed by Holly Hansen of the DC Land Use Services Dept.) (See Addendum C)
5. As a compromise in the Settlement Agreement, in addition to numerous other concessions and conditions, we agreed to move the building 21' further east outside the large building setback mark, even though the building as proposed met the requirements of the CZO.
6. According to Rick Brauer and Holly Hansen of the Door County Land Use Services Department, Ord. § 3.06 does not apply to Door Bluff Lane, as it is fully on our property and is not an official easement.
7. To further mitigate building views, in addition to existing vegetation, landscape plans include additional vegetation plantings.
8. Northern Door Bluff Road neighbors have an alternate means of access and egress to their property on Door Bluff Lane. Southern neighbors do not have easement rights on Door Bluff Road north of their respective properties.
9. Under Ord. § 1.04, Camp Zion is entitled to the same respect for its needs and interests as every other Door County property owner.
10. Camp Zion values the natural environment, and the beauty of Door County that we all love. Our uniqueness as a camp is closely tied to the attractiveness of Door County, and we have no interest in diminishing that appeal for our guests or neighbors. Our current buildings and the new facility blend in well with the natural environment.

COMMUNITY AND ECONOMIC IMPACT

Camp Zion is good for the Town of Liberty Grove, and good for Door County. We are proud to be an historic member of this local community.

Camp Zion is a major feeder for Northern Door County tourism, serving around 1500 campers, staff, and guests each year. Roughly a third of our summer campers are dropped off or picked up by their parents, who stop at local shops and restaurants, and often stay in Door County while the kids are at camp. Many of our youth campers' families return again and again to Northern Door County for personal vacations. Adult staff and guests visit shops, farm markets, hotels, and eateries during their stays. Northern Door businesses appreciate the big picture of Camp Zion's contributions to the local economy, and embrace the Camp as a valuable partner.

A survey of known permanent and seasonal **Door County residents whose first Door County experience was at Camp Zion** includes:

- 38 homeowners (32 are in Liberty Grove, which is up from 23 homeowners in 2015)
- 2 property-only owners (Liberty Grove)
- 9 mobile home owners (Liberty Grove)

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Camp Zion's financial impact on the surrounding community extends well beyond our operating budget. Our volunteers are essential, but we also hire locals and employ a number of local vendors for many of our maintenance needs.

Over the past several years, we have seen a significant increase in the number of local Door County children coming to Camp Zion for summer youth camps and fall and winter group retreats. Locals now make up about 10% of our summer camp base. Parents are glad for the opportunity to send their children to a quality camp so close to home.

Camp Zion has long enjoyed interaction with the local community. The Fourth of July Open House and Complimentary Pancake Breakfast is a come and go event, and is attended by a total of around 300 people – a summer highlight for many neighbors and locals. Local parents and kids appreciate free community winter snow-tubing and cross-country skiing days. Local churches and groups have used our facilities for their own programs or meetings at little or no charge. We have hosted hiking groups from The Clearing, taking them on hikes through the nearby trails.

Our staff are involved in community and church life. We value our relationships, friendships, and conversations with neighbors, and have broad-based support from the surrounding community.

Many of our Door Bluff neighbors are friends and supporters of Camp, and tell us how they enjoy the people and activities. One nearby neighbor and his wife, just a few lots north of us, intentionally purchased their property so they could be near the camp.

PUBLIC INTEREST

THE DINING HALL PROJECT DOES NOT HARM THE PUBLIC INTEREST.

Camp Zion has been providing activities and recreation for youth and families on the HL3.5 parcel for the past 61 years, and on the shorefront parcel for the past 76 years.

Because the new facility transfers an existing use from the SF30 property to the HL3.5 property, impact on health, safety and welfare, and character of the surrounding area is unchanged.

Concerns about dust on Door Bluff Lane were raised during our 2015 CUP application. We addressed those concerns by chip-sealing all of Door Bluff Lane AND 470' of Door Bluff Road, resulting in significantly less dust from passing cars.

NOISE LEVELS ARE CONSISTENT WITH OTHER DOOR BLUFF AREA ACTIVITY

Approved plans and construction include a kitchen exhaust fan that is vented through the roof, up and away, utilizing modern, quieter technology. Freezers and refrigerators, which are currently outside of the old dining hall, will be inside. The 10/1/21 CUP also provides conditions specifically addressing noise issues.

"I love the happy sounds of summer!" – quote from 80-year old nearby Camp neighbor. Games, programs, competitions, and activities have taken place on the HL3.5 parcel since 1962. While certain games and activities in the field may generate localized noise for relatively brief periods of time, the noise is not constant, sustained, or obnoxious.

Decibel levels have occasionally been measured during night activities, games, and competitions from fixed measurement locations at the edges of our property – the intersections of DB Rd and EDB Rd, EDB Rd and DB Ln, and DB Ln. and DB Rd (north side of Camp). Baseline measurements are taken when there is no outside Camp activity taking place, and the wind speeds were generally calm.

Our 53.4 dB test levels for occasional night camp activities are lower than noise levels other common activities in the Door Bluff area. Sample dB comparisons:

53.4 dB ave. - occasional summer CZ night activity, short duration *	74.4 dB - local tour boat going past CZ dock *
89 dB -service trucks (deliveries, holding tank pump)	89 dB - lawn mower
87 dB - snowblower	98 dB - snowmobile
105 dB - chainsaw	140 dB - hunting rifle
145 dB - firecrackers	

* CZ on site testing. All other levels from "Sound Level Database" study, Univ. of Michigan, Dept. of Environmental Health Science, Ann Arbor, MI (2016), cited by Center for Disease Control @ https://www.cdc.gov/nceh/hearing_loss/what_noises_cause_hearing_loss.html

As followers of Jesus, we want to be always mindful of our neighbors, and be good neighbors ourselves. In the absence of a universally applied and enforced late night noise ordinance, Camp has practiced outside activity courtesy hours from 11:00PM-7:00AM, for at least the last 39 years, and agreed to those limitations as a condition of the Settlement Agreement and 10/01/21 CUP.

My door as Camp director is always open to discuss any concerns.

THE DINING HALL WILL NOT DETRACT FROM THE VISUAL HARMONY OF THE NEIGHBORHOOD.

Within a few miles of Camp, a wide variety of homes and industrial buildings exist in all different shapes, sizes, volume, construction, finish materials, architecture, and landscaping. Less than two miles from Camp, a 5900 ft² home and a 5300 ft² home were granted permits in recent years.

While a wide variety of buildings and architectural styles exists in the Door Bluff area and Liberty Grove, we retained a nationally recognized architect specializing in recreational camps, who designed the facility and Project to be similar in size, character, and visual harmony with other Camp Zion buildings and the "Northwoods" motif we all wish to preserve.

CAMP ZION IS NOT THE ONLY SOURCE OF TRAFFIC ON DOOR BLUFF.

Organizations like the Door County Visitor's Bureau, Door County North, and numerous tourism promotional social media sites are doing all they can to grow tourism, which naturally results in increased traffic on scenic back roads. Door Bluff tourist traffic in general is increasing due to increased usage of Door Bluff Headlands County Park, art crawls, kayak tours, nearby art studio/guest cottage/wedding business, and UPS and FED EX deliveries to neighbors, etc. (Vehicular traffic of Park patrons to the Park using East Door Bluff Road generally exceeds vehicular traffic of Camp patrons using Door Bluff Road.)

Through the 1970s and early 80s, traffic was minimal, especially on the private portion of Door Bluff Road, and a majority of Door Bluff property owners were present at their properties only for limited periods of time during the warm weather months. Vehicle traffic increased exponentially as property owners began to use their properties more often, and built their homes, garages, guest houses, and barns.

CAMP ZION TRAFFIC AND INTENSITY OF USE

Since 2015, as a courtesy to our neighbors, we have directed our guests, staff, and vendors to use Door Bluff Lane when entering and exiting the Camp property whenever possible. The vast majority of Camp Zion traffic does just that (resulting in LESS traffic for most of our neighbors.) As a further courtesy, relocating some of the existing parking spots accessed from Door Bluff Road and adding parking spots on the HL 3.5 property has reduced both traffic on the road and parking accessed from it.

The Camp actually reduces net traffic and intensity of use in the area. Had the Camp not acquired the SF-30 and HL3.5 parcels, other owners could have constructed as many as 12 additional single-family homes or STRs on them, with the associated cars, traffic, families, etc. - not to mention other zoned institutional uses such as bed and breakfast establishments, boarding houses, agricultural worker housing, police and fire stations, community centers, daycare facilities, commercial nurseries and greenhouses, and campgrounds. The 9/30/21 Settlement ensures that the low intensity traffic and usage the Camp and its neighbors have enjoyed for years will continue.

POSSIBLE TIMELINE

Construction on the building has been well under way since October, 2021, and is on track for a winter 23-24 opening.

Camp Zion
Dining Hall & Meeting Room Amended Conditional Use Permit
Project Narrative & Information*, 2023



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DINING HALL VALUES IDENTIFIED

- Environmental stewardship.
- Preserve an abundance of natural space.
- Aesthetically pleasing facility.
- A site that will encourage personal and spiritual renewal.
- Flexibility in facility use.
- Safety & security of guests & property.
- Energy efficient.
- Preservation and sustainability for future generations.

CONCLUSION

- Immediate goal is receiving an amended CUP and Zoning permit.
- Overall goal: Develop a site the next generation will be grateful to steward.
- Maintain a long-term perspective of the Camp program, facilities, and environment.
- Maintain open and flexible planning for present and future Camp needs.
- Develop a magnificent site that is a beacon of hope and restoration for generations to come!

All efforts have been made to be thorough and factual in these submittal documents, and we will be pleased to provide the Land Use Services Staff with any additional information that may be necessary to assure that the application conforms to requirements of the Ordinance and state and federal law. If you have any questions or concerns, or need additional information, please feel free to contact me at any time. We invite and encourage you to tour the site. Our door is always open for anyone who wishes to visit or talk with us.

Thank you for your service to our community, and thank you for your consideration.

Respectfully submitted,

Dale L. Stewart
Executive Director, Camp Zion

P.O. Box 32, Ellison Bay, WI 54210 • Office: 920-854-2790 • office@campzion.com

Memorandum in Support of Camp Zion CUP Application

Door County is a special place where memories are made and experiences turn into stories. Camp Zion is a Christian camp that has called Door County home since 1946. When people visit Camp Zion, they will naturally come into contact with everything else Door County has to offer. A trip to Camp Zion sooner or later leads to camp guests (and their families) patronizing local restaurants and business, and encountering Door County residents eager to extend hospitality and welcome. And Camp Zion benefits greatly from being located within Door County. The tranquil setting and promise of spiritual refuge and renewal will bring visitors to the camp. In reality, the health of Door County and the health of Camp Zion are connected. When one flourishes, the other can naturally benefit.

What will enable Door County to flourish? Door County is known for its natural beauty and its unique communities. One way of protecting both is through the Door



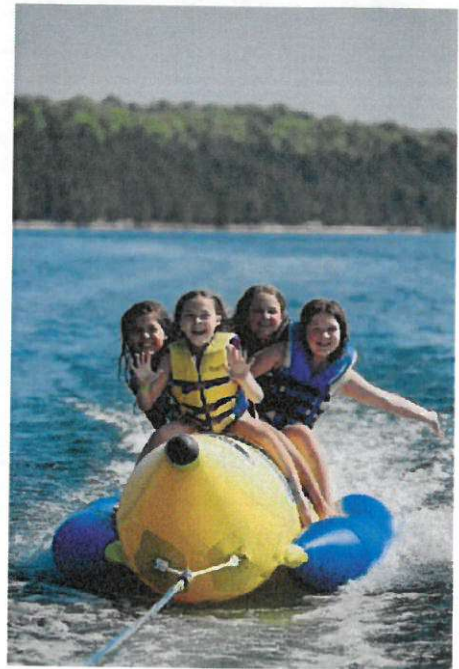
County Comprehensive Zoning Ordinance ("CZO"). Creating and enforcing a zoning code is important and difficult work. There are many factors to consider and balance. But, ultimately, the general

purpose of the CZO is to harmonize the natural beauty and physical development of Door County with the enjoyment and well-being of both visitors and residents. See CZO 1.04. Camp Zion is both an enthusiastic permanent member of the larger Door

County community and a teaching host privileged to help visitors experience and appreciate this wonderful peninsula which we believe God created as one way to reveal Himself.

As a member of the Door County community, Camp Zion reached out to us, the law firm of Mauck & Baker, LLC, for assistance and guidance. Camp Zion is aware of our firm's reputation and expertise representing churches and religious institutions as they navigate zoning issues. This memorandum in support of Camp Zion's Conditional Use Permit ("CUP") application is intended to bring attention to the various legal issues that should inform consideration of Camp Zion's application to construct and operate a new dining hall. By ensuring broad awareness of all relevant legal concepts, we hope to facilitate an understanding that Camp Zion's request for a new dining hall is exceedingly reasonable, necessary, and beneficial to Door County.

When discussing cases, statutes, ordinances, and legal concepts, it is easy to lose sight of a very simple fact: camps are fun. It is fun to go on a hike, to sit around a campfire, to stargaze into the night, and to sleep in a bunk bed. Forging a new friendship and making a new memory is fun. It is fun to spend time outdoors, to breathe fresh air, and to take in the natural beauty surrounding you. Some fun experiences are life-changing. They lead to stories that are shared with new acquaintances and retold amongst old friends. A story can bring



you back to a certain place time and time again, with each new visit giving rise to a new collection of stories and experiences. When a story catches the imagination of a neighbor, a co-worker, or a family member, they will want to visit Door County to see it with their own eyes.



What will enable Camp Zion to flourish? For starters, a new dining hall. The current dining hall, completed in 1986, cannot accommodate the camp's permitted capacity of 140 people and the kitchen is also outdated and inefficient. There is no space to add on to the existing building. Insufficient space and obsolete facilities pose a real challenge for any organization. But mealtime is particularly essential for a camp. Meals are a special time for any community or gathering of individuals. Meals play an especially important role within the Christian context. In the Bible, Jesus often eats with

others as a way of cultivating relationships, and heaven is regularly described as having a banquet hall. On a simpler level, many of us can relate to the importance of a Thanksgiving or Christmas meal as a time of bonding and friendship. Stories are shared at the table, connections are built and strengthened, and joy is found in the simple act of being together. Right now, Camp Zion guests cannot all gather as one to eat, to sing songs, and to engage in lively conversation. They are unable to fully experience the joy of being united together at the table.

By way of background, under the CZO, a CUP is necessary whenever a Door County community member seeks to utilize his or her land in a way that is not expressly recognized under the CZO. For a longtime community member like Camp Zion, a CUP is necessary as part of the camp's ongoing efforts to update and improve



facilities and programs in order to provide an excellent and memorable camp experience. The CZO does not contain an exhaustive list of the factors considered in approving or denying a CUP application, but

the overall approach considers how to address and minimize the adverse impact of any new development. CZO 11.04(5)(b), attached as Exhibit A. Camp Zion is sensitive to these types of concerns and is more than willing to put forth an effort to alleviate them.

Hence, since 2015, when Camp Zion's CUP application to build a new dining hall was denied on appeal, the camp has addressed each of the five main concerns raised in the denial. The first concern was that the new dining hall would be located too near the edge of the Niagara Escarpment. Camp Zion has addressed this concern by locating the new proposed dining hall on an eastern parcel, 378 feet away from the escarpment edge. The second concern was that the camp did not own enough land to support construction of the new dining hall.¹ Camp Zion has addressed this concern by acquiring the necessary additional parcels. The third concern related to the size of the building. The camp has voluntarily reduced the footprint of the building from 6400 sq. ft. to 6137 sq. ft. The fourth concern was that traffic on Door Bluff Lane produced too much dust from the gravel roads. Camp Zion has addressed this concern by "chip-sealing" the roads leading to and from the new proposed dining hall, which should significantly reduce the amount of dust. The fifth concern was that the building was located too close to nearby neighbors. The building has been moved significantly farther away from nearby neighbors, down low in the hollow of the playfield, where it will be surrounded by trees. Accordingly, it should be readily apparent that Camp Zion has exhibited a track record of good-faith willingness to work



¹ Based on the County ordinance limiting a camp's capacity to 5 persons per acres, or 200 persons, whichever is less.

through the concerns of the larger community.

Unfortunately, the dividing line between reasonable objection and insincere provocation can be surprisingly thin.

A few neighbors oppose the construction of a new dining hall at Camp Zion. Their opposition will likely take the form of urging governmental officials to apply the



CZO to block construction of the new dining hall. The CZO is certainly an important part of the discussion moving forward, but it is not sufficient on its own. The CZO must be interpreted and applied in the context of applicable state and

federal laws, which might guide and limit its operation.

For example, 2017 Wisconsin Act 67 (“Act 67”) sets forth limitations relating to zoning, land use, and local government discretion with respect to property within Wisconsin. Act 67 operates to clarify the dynamic between a city, village, town, or county, and an applicant seeking a CUP. Under Act 67, a “county shall grant [a] conditional use permit” whenever an applicant “meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board.” Wis. Stat. § 59.69(5e)(b)(1) (emphasis added). Notably, when a county zoning board imposes requirements and conditions as part of the CUP approval process, any such requirement or condition imposed “must be related to the purpose of

the ordinance and be based on substantial evidence.” Wis. Stat. § 59.69(5e)(b)(1). “Substantial evidence” is defined as “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.” Wis. Stat. § 59.69(5e)(a)(2). Furthermore, any requirements or conditions imposed “must be reasonable and, to the extent practicable, measurable.” Wis. Stat. § 59.69(5e)(b)(2). On the other side, a CUP applicant “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.” Wis. Stat. § 59.69(5e)(b)(2).



Any decision by the county to either approve or deny a CUP application must also be supported by substantial evidence. Wis. Stat. § 59.69(5e)(b)(2).

The repeated emphasis on the important role of “substantial evidence” and the specification that any requirement or condition imposed upon a CUP applicant must be “reasonable” is clearly intended to ensure that the CUP process remains transparent, understandable, and fair. Absent these “substantial evidence” and “reasonableness” standards, there could easily arise a concern that the CUP process has become unpredictable or difficult to navigate. Act 67 is equitable in placing responsibilities on

both CUP applicants and the officials evaluating those applications. In raising Act 67, an applicant is not necessarily challenging a zoning board's authority or judgment; an applicant may simply be voicing an interest in preserving the desired transparency, understandability, and fairness of the CUP process as it is intended to exist for all Wisconsin residents.

When religious "exercise" is being regulated, a second source of legal authority that guides and limits the operation of the CZO is the Wisconsin Constitution itself. In Coulee Catholic Schools v. Labor & Industry Review Comm'n, the Wisconsin Supreme Court reaffirmed that Article I, Section 18 of the Wisconsin Constitution "serves the same dual purposes as the Establishment Clause and Free Exercise Clause of the U.S. Constitution." 768 N.W.2d 868, 886 (Wis. 2009) (citing State ex rel. Warren v. Nusbaum,



55 Wis.2d 316, 332, 198 N.W.2d 650 (1972)). However, the Supreme Court also noted that "[t]he protections and prohibitions in the Wisconsin Constitution are far more specific" and that the clause "contains

extremely strong language, providing expansive protections for religious liberty." Id. With this backdrop, the Wisconsin Supreme Court held that state laws that burden an individual's or organization's ability to **exercise** sincerely held religious beliefs, are subject to "strict scrutiny." Id. Exercise of religion as opposed to religious belief encompasses putting faith into practice, which includes serving pizza to a group of

teenagers at a Christian camp. Under a “strict scrutiny” analysis, the County would be required to prove that a law, including a zoning ordinance or zoning decision, serves a compelling state interest, which cannot be served by a less restrictive alternative. The strict scrutiny standard reflects the “extremely strong language” contained within the Wisconsin Constitution and the value and importance our nation has assigned to protecting religious liberty for all peoples.

Camp Zion is a Christian camp. Individuals and groups are drawn to Camp Zion as a place of retreat, spiritual edification, and reflection. In our present fast-paced, increasingly complex, and technologically-driven world, places of quiet and meditation are becoming more and more important. And individuals and groups drawn to those places naturally need their basic needs met. A new dining hall, designed to appropriately accommodate visitors to the camp, is not an ancillary structure; a new dining hall would serve a function that is integral and essential to Camp Zion’s exercise as a mission to its campers.



As recognized by the Wisconsin Supreme Court in Coulee, protections for religious liberty are found not only in the Wisconsin Constitution, but also in the U.S. Constitution as well. But religious liberty is such a fundamental and significant American value, that Congress deemed it necessary to enact the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”). 42 U.S.C. §§ 2000cc, et seq. In

recognizing that religious institutions are sometimes subject to land use regulations that “substantially burden” religious exercise, and to preserve the free exercise of religion, RLUIPA recognizes and articulates heightened protections for religious institutions confronting such land use regulations. These heightened protections flow forth from the First Amendment to the U.S. Constitution. RLUIPA seeks to protect the land use rights of religious institutions in three relevant ways, including: (1) substantial burden; (2) equal treatment; and (3) unreasonable limitation.² Each will be discussed in turn.

With regard to substantial burdens, RLUIPA states:



No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution —

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

42 U.S.C. §§ 2000cc(a)(1). The Seventh Circuit, which oversees the application of federal law in Wisconsin,

Illinois and Indiana, has recognized that RLUIPA applies to government actions that seriously burden “any exercise of religion, whether or not compelled by, or central to, a system of religious belief.” Schlemm v. Wall, 784 F.3d 362, 364 (7th Cir. 2015)

² In the absence of court interpretation, there are some who interpret Act 67 as placing a greater burden on applicants. Because of this uncertainty, RLUIPA is arguably even more important due to its 20 years of court interpretation and hundreds of court decisions.

(abrogating Eagle Cove Camp & Conference Center, Inc. v. Woodboro, 734 F.3d 673, 680 (7th Cir. 2013), in light of Holt v. Hobbs, 574 U.S. 352 (2015) and Burwell v. Hobby Lobby Stores, Inc., 573 U.S. 682 (2014)). Once Camp Zion has demonstrated that its outdated dining hall has seriously burdened the ability of its visitors to engage in their religious exercise, the burden would then shift to the local zoning authority to show that the denial was in furtherance of a compelling governmental interest, which cannot be served by a less restrictive alternative. The standard applicable to RLUIPA is aligned with the same strict scrutiny standard applied under the Wisconsin Constitution, as discussed earlier. A substantial burden analysis can be very fact intensive. However, Camp Zion should face little challenge in



establishing eating as an essential aspect of camp operations. As a longtime member of the Door County community, the camp does not have the option of relocating due to outdated facilities. Moreover, the new proposed dining hall carries many notable benefits over the current dining hall, including:

- Enhancing the guest experience
- Replacing insufficient and outdated meeting and dining facilities
- Improving overall camp operations
- Increasing future sustainability by enabling greater distribution of fixed costs
- Enabling additional and better programming for camp guests

The new dining hall will serve the allowable capacity by significantly improving utilization. In addition, if variance requests based upon the topography of the land, ensuring the road and traffic safety of children, and providing ADA accessibility are denied, those variance denials could readily become part of a larger substantial burden discussion.

With regard to equal treatment, RLUIPA states:

No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.

42 U.S.C. § 2000cc(b)(1). An equal treatment analysis simply asks whether the treatment of a religious assembly or institution is less favorable than the treatment received by a comparable nonreligious assembly or institution. The fundamental fairness of this



provision should be readily apparent. Religious assemblies and institutions should not be subjected to worse treatment due simply to their religious nature. Stated differently, if similar requests are approved

for nonreligious assemblies or institutions, then they should also be approved for religious ones. Over the years, have other institutions—e.g., schools, camps, or colleges—within Door County received accommodations under the CZO for similar building projects? If so, then Camp Zion should not be treated any differently.

With regard to unreasonable limitation, RLUIPA states:

No government shall impose or implement a land use regulation that—

(A) totally excludes religious assemblies from a jurisdiction; or (B) unreasonably limits religious assemblies, institutions, or structures within a jurisdiction.

42 U.S.C. § 2000cc(b)(3). Given Camp Zion's presence—and continuing operation—within Door County, the issue of unreasonable limitation merits consideration. RLUIPA clearly applies to both the CZO as a whole and to the CUP application process, specifically. 42 U.S.C. § 2000cc-5(5). RLUIPA also establishes as a basic rule that "[t]he use, building, or conversion of [land and structures] for the purpose of religious exercise shall be considered to be religious exercise of the person or entity that uses or intends to use the property for that



purpose." 42 U.S.C. § 2000cc-5(7)(B). In other words, under RLUIPA, the use and construction of a dining hall as part of a Christian camp is part of the camp's religious exercise. Zoning undoubtedly serves an important function, but it must also accommodate the reasonable modernization of community organizations. A denial of Camp Zion's request to replace a 34-year old obsolete dining hall and to build and operate a new dining hall could certainly be construed as an unreasonable limitation of "religious assemblies, institutions, or structures within a jurisdiction" under RLUIPA.

Finally, the CZO must be interpreted and applied in the context of the U.S. Constitution. Generally speaking, the protections found within the U.S. Constitution echo those found within RLUIPA. It is evident that RLUIPA is intended to reinforce and build upon the freedom of religion ensured by the U.S. Constitution. In addition, the



U.S. Constitution protects **freedom of association**. Freedom of association ensures the right of individuals to organize and to form and participate in groups, either formally or informally. See NAACP v. Alabama, 357 U.S. 449, 460-61 (1958). Government restrictions on the ability of Camp Zion visitors to gather together to eat and engage in spiritual fellowship are quintessential freedom of association concerns. It is also worth noting that freedom of association applies equally to both religious and nonreligious groups, due to its significance as a fundamental American value. Limitations on the

freedom of association are not solely a religious issue; they raise issues that touch upon the rights of all Americans.

Camp Zion's request for a new dining hall is not an excessive one. A new, modestly larger, and updated dining facility is minimally necessary to meet the current needs of the camp. Camp Zion is well-aware of its responsibilities to be a good neighbor and productive member of the larger Door County community. Certainly, all Christians are advised that "[i]f it is possible, as far as it depends on you, live at peace with everyone." Romans 12:18 (NIV). Camp Zion has zero interest in engaging in fruitless



conflict, which only serves to distract from mission and divert valuable resources. Instead, Camp Zion is eager to work together with the County to craft reasonable and responsible solutions to rational concerns.

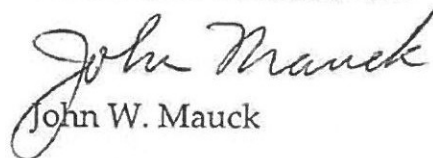
There is ample opportunity for meaningful collaboration moving forward. However, Camp Zion also recognizes its responsibilities to its visitors: to provide a welcoming and hospitable environment for those seeking spiritual refuge and renewal.

Camp Zion understands and believes that compiling and submitting a sound and thoughtful CUP application is the best way it can simultaneously fulfill its responsibilities to its future visitors and also honor the expertise and enable the work of county officials tasked with upholding and acting in accordance with the law. Camp Zion has every intention of submitting an excellent application. But, for the sake of transparency, it seems fair to mention that there were several discouraging moments

during the 2015 CUP application process. It was discouraging when a small group of opponents to the camp repeatedly succeeded in obstructing and stymying the camp's efforts to renovate and better care for camp guests and visitors to Door County. It was discouraging when those same opponents succeeded in convincing county officials to impose requirements and conditions that were neither reasonable nor supported by substantial evidence. And it was discouraging for the camp to expend so many precious resources – time, finances, and energy – engaging in endless and meaningless conflict, when those resources could have been used more productively. The attorney's fees alone were quite substantial, and are likely to be substantial again, but may be recoverable under 42 U.S.C. § 1988. That said, Camp Zion remains hopeful that its ongoing efforts to be a good neighbor and valuable member of the larger Door County community will not be overlooked. And that there will be recognition that helping Camp Zion to flourish will also naturally benefit Door County, the place Camp Zion is proud to call home.

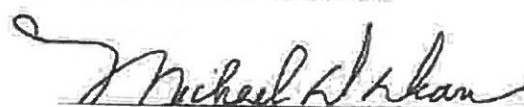
Very Truly Yours,

MAUCK & BAKER, LLC



John W. Mauck

MICHAEL D. DEAN, LLC



Michael D. Dean

(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)



County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Phone: (920) 746-2323
FAX: (920) 746-2387
Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

Door County Conditional Use Permit

Date of issuance and filing: October 1, 2021
Parcel number: 018-02-02322821A1 &
018-04-35332814A2
Municipality: Liberty Grove

Site Address: Across from 12701 Door Bluff Road
(address not yet assigned to project property)
Property owner: Christian Catholic Church (a.k.a.
Camp Zion, Inc.)
Applicant: Dale Stewart, Director
Zoning Administrator: Mariah Goode

Permit type: Conditional Use Permit

Project description: Establishment of a new building with a footprint in excess of 5,000 square feet for dining, meeting, recreation, education & other activities customary for a religious Institutional Recreation Camp.

Related Litigation: This Conditional Use Permit is issued in accordance with a Settlement Agreement in "Camp Zion, Inc. v. Door County Board of Adjustment, et al", Case No. 20-CV-1248, USDC EDWis.

General Terms and Conditions

- All aspects of the project shall comply with all applicable county zoning ordinance provisions. The activity authorized by this permit is only that for which the permit was applied.
- This permit shall expire consistent with the provisions of § 11.04(7) of the Comprehensive Zoning Ordinance.
- A Certificate of Compliance is required upon project completion; structures may not be occupied or used until one is obtained. Please call Land Use Services for an inspection.
- Any structure(s) located and/or use(s) established shall be per plans submitted and approved.
- Acceptance of this permit shall be deemed acceptance of all conditions herein or in any associated correspondence.

Section 59.694(10), Wis. Stats. provides: "Certiorari. A person aggrieved by any decision of the board of adjustment, or a taxpayer, or any officer, department, board or bureau of the municipality, may, within 30 days after the filing of the decision in the office of the board, commence an action seeking the remedy available by certiorari. The court shall not stay the decision appealed from, but may, with notice to the board, grant a restraining order. The board of adjustment shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies thereof. If necessary for the proper disposition of the matter, the court may take evidence, or appoint a referee to take evidence and report findings of fact and conclusions of law as it directs, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or partly, or may modify, the decision brought up for review."

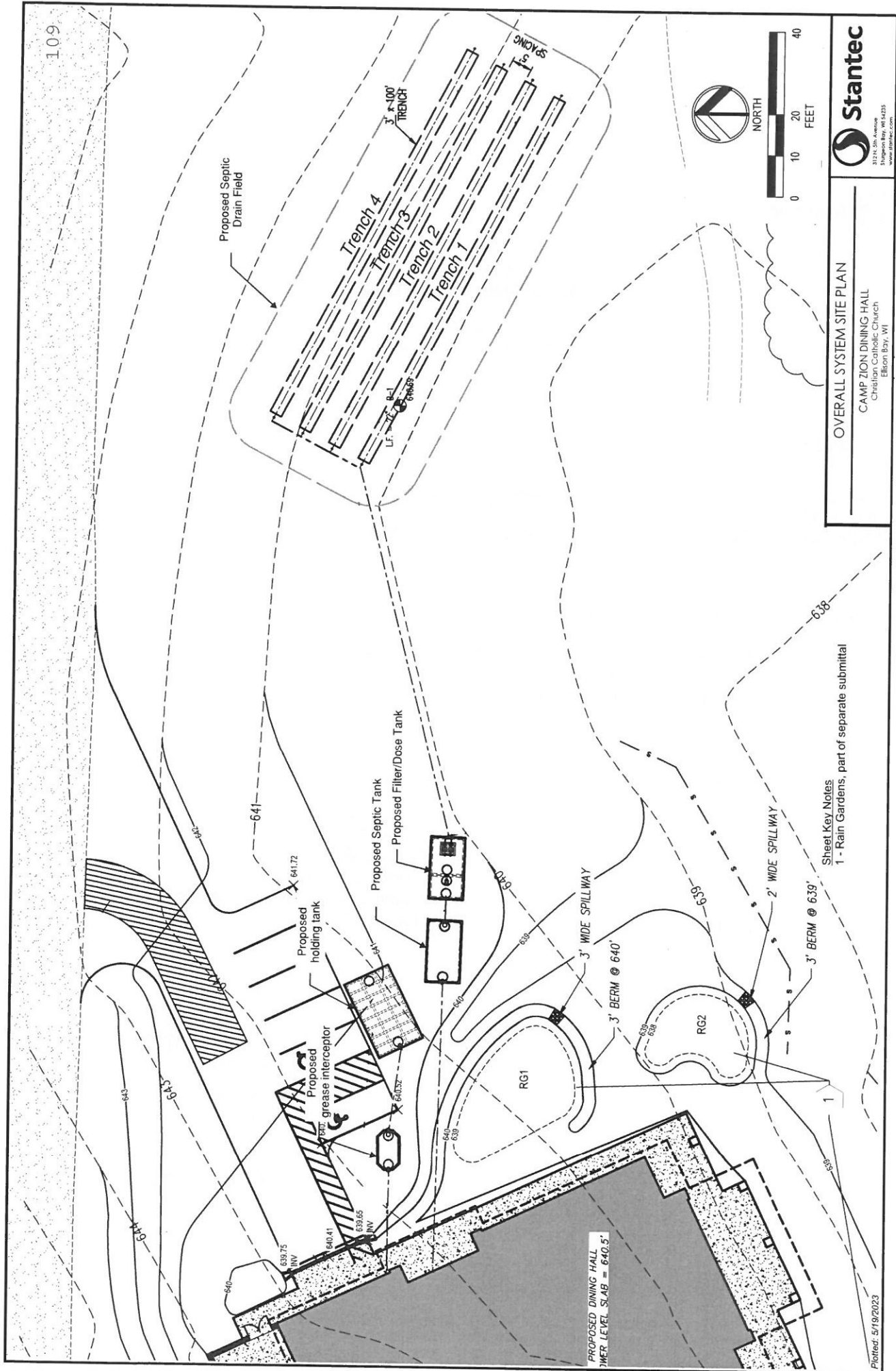
Town permit(s) may be required:
Call Liberty Grove Building
Inspector Brett Temme at (920)
495-1863. For new driveways call
the Town Office at (920) 854-2934.

Zoning Administrator Signature

Door County Conditional Use Permit**Date of issuance and filing:** October 1, 2021**Parcel number:** 018-02-02322821A1 &
018-04-35332814A2**Municipality:** Liberty Grove**Site Address:** Across from 12701 Door Bluff Road
(address not yet assigned to project property)**Property owner:** Christian Catholic Church (a.k.a.
Camp Zion, Inc.)**Applicant:** Dale Stewart, Director**Zoning Administrator:** Mariah Goode**Permit type:** Conditional Use Permit**Project description:** Establishment of a new building with a footprint in excess of 5,000 square feet for dining, meeting, recreation, education & other activities customary for a religious Institutional Recreation Camp.**Permit-Specific Conditions:**

1. A regular zoning permit authorizing construction of the subject building shall be obtained within twelve months of the issuance of this conditional use permit, and construction must begin within twelve months of the issuance of the regular zoning permit.
2. Before issuance of the regular zoning permit authorizing construction, all Camp Zion-owned parcels zoned HL3.5 shall be combined into one tax parcel with one legal description.
3. Before issuance of the regular zoning permit authorizing construction, floor plans showing all areas of Camp Zion being used for sleeping shall be filed with the Land Use Services Department. Sleeping spaces are defined to include indoor and outdoor accommodations used by or provided for campers, employees, volunteers, and others, as well as any camping units (tents, RVs, camping trailers, etc.) which may be established on or brought to the site.
4. Consistent with the applicable provisions of the Comprehensive Zoning Ordinance, Camp Zion's total capacity shall be limited to 157 persons.
5. Before issuance of the regular zoning permit authorizing construction, appropriate approvals shall be obtained from the Sanitarian Division of the Land Use Services Department.
6. A storm water runoff control plan shall be reviewed and approved by the Soil & Water Conservation Department and shall be installed and maintained per that department's approval.
7. Before issuance of the regular zoning permit authorizing construction, approval of the storm water runoff control plan shall be obtained from the Soil & Water Conservation Department.
8. If the project will require a land disturbance permit, that permit approval shall be obtained in conjunction with the regular zoning permit for construction of the subject building.
9. The project shall comply with all applicable local, state, and federal building codes and ordinances.
10. 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.

11. All vehicles using the subject property at any given time shall be accommodated by off-street parking on Camp Zion properties. Parking space provision on the parcels zoned HL3.5 shall be as depicted on the site plan submitted by Camp Zion in conjunction with the final site plan for the building.
12. Camp Zion will use its best efforts to direct camp traffic onto Door Bluff Lane, including but not limited to the posting of appropriate signage at the intersection of Door Bluff Road and East Door Bluff Road and the intersection of East Door Bluff Road and Door Bluff Lane directing camp traffic to utilize Door Bluff Lane.
13. Vegetative screening shall be installed and maintained as required by the Comprehensive Zoning Ordinance standards for large buildings.
14. Camp Zion will comply with all applicable noise ordinances and will have no amplified sound outdoors between the hours of 11:00 p.m. and 7:00 a.m.
15. Camp Zion will not use exterior portions of the subject building (decks, patios, etc.) for organized camp activities or large group gatherings after 11:00 p.m.
16. Upon completion of the subject building, the existing dining hall on the parcel zoned SF30 may only be used for those activities described within the conditional use permit application "narrative" (specifically, a camp canteen, lounge areas, space for indoor games and recreation, camp offices, meeting spaces, a first aid station, or staff and guest quarters) or that are otherwise customary for institutional recreational camps, subject to any approvals required under the Comprehensive Zoning Ordinance. Nothing in this paragraph shall affect any legal non-conforming use status on the parcel zoned SF30.
17. The use of camping units (tents, RVs, camping trailers, etc.) shall comply with all applicable regulations under the Comprehensive Zoning Ordinance.
18. Significant vegetation removal may be restricted by standards under the Shoreland Ordinance or the Comprehensive Zoning Ordinance. Any such activities should first be discussed with Land Use Services Department staff to ensure ordinance compliance.
19. Camp Zion shall obtain permits for additional recreational facilities as may be required under the Comprehensive Zoning Ordinance.
20. An affidavit shall be recorded with the Register of Deeds to provide successors in interest notice of the conditional use permit, conditions, and requirements.
21. The project shall be completed within three years from issuance of the conditional use permit.



Sheet Key Notes
1 - Rain Gardens, part of separate submittal

OVERALL SYSTEM SITE PLAN

CAMP ZION DINING HALL
Christian Catholic Church
Ellison Bay, WI





**Camp Zion
POWTS (Septic System) Design**

**Location
Town of Liberty Grove, Door County, Wisconsin**

Prepared for:

Christian Catholic Church
PO Box 32
Ellison Bay, WI 54210

Prepared by:

Peter J. Hurth, P.E.
312 N 5th Ave
Sturgeon Bay, WI 54235
(920) 743-8211

Design Prepared in Accordance with:

Pressure Distribution Component Manual SBD-10706-P (N 01/01)
Mound Component Manual (Version 2.0)
Holding Tank Component Manual (Version 2.1)

<u>Section</u>	<u>Description</u>
1	Design Calculations
2	Pump/Tank Data
3	Soil Evaluation
4	Reference Materials
5	Operations and Maintenance Manual
Attached	Construction Plans



SECTION #1

Design Calculations

A. Project Description:

Wastewater treatment will be provided for a Zion Christian Catholic Church Camp dining hall facility associated with the Zion Church Camp in Ellison Bay, Town of Liberty Grove, Door County, Wisconsin. The new facility will serve a maximum of 140 maximum people (campers plus staff). A POWTS (Privately Owned Wastewater Treatment System) will be constructed to serve the residential strength wastewater generated from the facility. The wastewater generated from the kitchen itself (three compartment sink, commercial dishwasher and floor drains in the kitchen) is considered high strength, therefore eligible to be directed to a sanitary holding tank for pumping and hauling. The remaining wastewater is considered residential strength and will be directed to the POWTS system drainfield. The new dining hall and wastewater system will be located on parcel 0180202322821A1. Based on the soil evaluation, a 16-inch mound sand system has been selected. The drain field will include stone trench or EZ Flow mound components. The limiting factor levels were 20 inches or greater in all borings conducted by Dan VanderLeest.

B. Wastewater Flows:

- **Kitchen waste** to be directed to an exterior grease interceptor and then a holding tank for pumping and hauling.
- **Grease Interceptor:**

I. Grease Interceptor Tank Size Calculations

The proposed grease interceptor tank for the restaurant is sized per DSDPS 382.34(5)2. with the following input data:

140 seats with 4 hours of service maximum per day

- $S = \text{number of seats} = 140 \text{ seats}$
- $H = \text{hours per day meals are served} = 4 \text{ hours}$
- $A = \text{appliance factor} = 1.25$

$C = \text{minimum liquid capacity, in gallons, of the grease interceptor tank}$

$C = S \times H \times A$

$C = (140 \text{ seats})(4 \text{ hours})(1.25) = 700 \text{ gallons}$

Use Wieser Concrete W1000-precast concrete grease interceptor tank or approved equal which has a minimum liquid capacity of 1000 gallons.

- **Holding Tank:**
 - 140 maximum people (employees plus campers per county permit)
 - Maximum of 3 meals per day per person at 2 gpd/meal per Table 4 for kitchen waste without dishwasher = $140 \times 3 \times 2 = 840 \text{ gpd}$
 - Dishwasher gallons per day per manufacturer = 575 gpd maximum.
 - 2 floor drain in kitchen prep area = $25 \text{ gpd} \times 2 = 50 \text{ gpd}$
 - Total to holding tank = 1,465 gpd
 - Size required = 5-day storage of estimated daily wastewater flow
 - $5 \times 1,465 \text{ gpd} = 7,325 \text{ gallon minimum.}$
 - Select Wieser W7700, 7,700 gallon precast holding tank with alarm set 12 inches below the tank inlet pipe.

- **POWTS : Domestic strength waste** to be directed to the POWTS system.
 - 4 employees x 13 gpd = 52 gpd.
 - Assembly hall (no kitchen, since eliminated from system) = 1.3 gpd/person x 140 people = 182 gpd x 3 meals per day to be conservative = 546 gpd
 - 6 floor drains in bathrooms = 6 total not associated with kitchen x 25 gpd = 150 gpd
 - Total anticipated flow to POWTS = 748 gpd
- Design flow = $748 \times 1.5 = 1,122$ gpd
- Therefore, design the system for 1,200 gpd design flow.
- Soils suitable for a drain field with the following conditions:
 - Minimum of 36 inches of separation to limiting factor.
 - A minimum of 16 inches of mound sand to be placed below the system elevation under each drain field trench to assure adequate treatment.
 - Trenches will be 16 inches above existing grade.
- **This system is designed with a drain field capacity of 1,200 gpd.**

C. Review Jurisdiction:

- a. The wastewater system will fall under Wisconsin Department of Safety and Professional Services (DSPS) jurisdiction and review. If the on-site system were to exceed 12,000 gallons per day the Wisconsin Department of Natural Resources (DNR) would have permitting authority and perform a joint review with DSPS. Based on being classified as a large system under DSPS guidelines the selected system shall receive pretreatment to reduce nitrates prior to subsurface disposal.
- b. This system will be mainly used in summer months with minimal use other times of the year. Resting of the drainfield will be common in the off-season.

D. System Specifics:

1. A gravity sewer will transfer wastewater from the dining hall to the wastewater tanks. A grease trap will be placed near the dining hall with all food prep waste draining through the grease trap prior to reaching the holding tank. The higher strength waste from the holding tank and grease interceptor will be pumped and hauled away.
2. The remaining domestic strength flows will enter a series of treatment tanks:
 - A. Septic Tank
 - B. Filter/Dose tank

3. Flows will then be pumped to the pressurized drainfield for final disposal.

4. Septic/Equalization:

- Approximate recommended settling tank volume = $2.08 \times \text{design flow} = 2.08 \times 1,122 = 2,334$ -gallons. Select a Wieser WLP2500, 2,500 gallon precast tank with baffles.

5. Filter/Dose tank:

- The W1100/1800 Filter/Dose tank has two compartments.
 - The first compartment is 1,100 gallons (the filter tank) equipped with a SANITEE SNT818 effluent filter.
 - The second compartment is 1,800 gallons (the pump chamber/dose tank). The dose compartment will receive treated wastewater effluent for final settling and ultimate pumping (using effluent pumps) to the drainfield for final return to the soil.
 - Two pumps will alternate doses of the drain field.
- Set floats to instigate pumping to the drain field.

6. Drain field:

- 0.4 gpd/sqft basal loading rate per soils evaluation.
- 1.0 gpd/sqft trench loading rate for mound sand per soils evaluation.
- Required drain field trench for 1,200 gpd design flow = $1,200 \text{ gpd} / 1.0 \text{ gpd/sqft} = 1,200$ square feet minimum trench area.
- Select 3-foot-wide trenches by 100 feet long (end fed).
- 4 trenches proposed = 400 feet of trench x 3-feet wide = 1,200 square feet of trench.
- Resultant basal loading rate ($39 \text{ ft} \times 100 \text{ ft} = 3,900 \text{ sqft}$)
 - At design flow = $1,200 \text{ gpd} / 3,900 \text{ sqft} = 0.31 \text{ gpd/sqft}$ which is less than the maximum prescribed rate of 0.40 gpd/sqft.
- Pressurized lateral to be placed in center of the EZ Flow bundle or centered 6 inches above the bottom of the stone trench.
- Proposed trenches to be spaced 5 feet apart.
- A minimum of 36 inches of separation shall be maintained from the bottom the system elevation and the limiting factor.
- A minimum of 16 inches of mound sand shall be placed under each trench.

7. Disposal field dosing:

- Duplex pumps to alternate such that each pump that is activated runs an equal number of times as the other active pump(s). The duplex setup will provide redundancy during pump failure or maintenance shutdowns.
- Dose volume to be < 20% of design flow = < (0.20) (1,200) gallons) therefore dose volume shall be < 240 gallons.
- Dose tank chamber of the filter/dose tank = 1,800 gallons (41.86 gal/in).
- Maximum drain back of 2- inch forcemain to any one zone is 118 ft x 0.136 gal/ft = 16 gallons, maximum drain back of risers = 4 risers x 1.5' average height x 2 inch dia = 6' x 0.163gal/ft = 1 gallon, therefore 17 gallons total.
- Therefore, **maximum** dose is 240 gal + 17 gal drainback = **257 gal**
- Dose volume to be > 5 times the distribution pipe void volume
 - Distribution pipe volume served at any one time = 400 linear feet of 1.5-inch pipe.
 - 400 ft x 0.092 gal/ft = 37 gal x 5 times = **184 gallons minimum.**
- Therefore, select a 6 inch dose (6 x 41.86) = 251 gallons - 17 gallons drain back = **234 gallons net dose**
- 43 total inches available in dose tank. This allows 18 inches (753 gallons) above alarm float for emergency storage. Refer to plans for float settings.

8. Set system elevations: Based on 20 inches to limiting factor and minimum of 16 inches of mound sand placed:

Trench #	Highest Existing Ground Grade	System Elevation (Bottom of trench or EZ Flow)	Lateral Invert
1	640.3	641.63	642.13
2	640.6	641.93	642.43
3	641.0	642.33	642.83
4	641.3	642.63	643.13

9. Distribution lateral design:

- Each cell shall be 3 feet wide stone trench or EZ Flow with a lateral centered in the center pipe of the EZ Flow bundle or 6 inches above the bottom of the stone trench.

- Cells to maintain 5 feet of separation between them resulting in 8 foot spacing from center of trench to center of trench (lateral to lateral).
- Each trench and lateral to be 100 feet long and end fed.
- Select 39-inch hole spacing and 5/32" diameter holes.
- Select 1.5- inch diameter laterals per Graph 3 in component manual.
- Place first and last hole 15 inches from end of lateral.
- This results in 31 holes per lateral.
- Table 4 indicates 0.54 gpm per 5/32" orifice at 3.5 feet of pressure.
- This results in 16.74 gpm per lateral x 4 trenches = **67 gpm total flow.**
- Squirt adjusting valves are needed due to each zone being set at varying elevations (to balance flows).
- Flush valves to be provided at end of all laterals to allow maintenance of the system.

10. Pump Design (in dose chamber):

- Trench #4 = greatest distance from the pumps, and highest elevation, therefore greatest anticipated head required:
 - Maximum of 118 feet of 2-inch forcemain from the dose tank to the furthest lateral.
 - 2-inch diameter risers (average riser height of 18 inches between forcemain and distribution laterals).
 - 1.5-inch diameter distribution laterals.
 - 5/32" orifice size with 3.5 feet distal pressure.
- Pump sizing:
 - Elevation head: highest lateral - pump off at dose tank = $643.13 - 633.70 = 9.43$ ft
 - System pressure = 3.5 feet x $1 \frac{1}{3}$ for loss in lateral = 4.66 ft
 - Max friction loss in 2-inch forcemain at 67 gpm = $118 \text{ ft} \times 8.62\text{ft}/100 \text{ ft} = 10.17$ ft
 - Max friction loss in 2-inch riser (16.74 gpm) = $2.0 \text{ ft} \times 0.70\text{ft}/100\text{ft} = 0.01\text{ft}$
 - Misc losses = 5.00 ft
 - Total Dynamic Head = 29.27 ft.
 - **Select duplex Red Jacket 2WS10BHF, 1 HP submersible pumps or equivalent rated at greater than 67 gpm at 30 feet of TDH.**
- Duplex pumps to alternate each "pump on" cycle.
- Forcemain shall drain back to dose tank after pumping to assure line drains empty and freezing does not occur.

11. Tank Ballasts:

The precast concrete tanks will be buried. Borings 5 and 6 are nearest to the tanks with bedrock present 20 and 22 inches below grade and no evidence of mottles. The tank excavation will be blasted for bedrock removal. **Assume groundwater reaches top of tank for all tanks to analyze worst case scenario.**

The buoyancy of the tanks have been checked as follows:

- **1000 gallon grease interceptor:**

- Force down
 - Weight of empty tank = 8,300 lbs
 - Weight of soil cover over tank = 5.58' wide x 10.08' long x 1.92' deep
= 108 cu-ft x 110 lbs/cu-ft = 11,880 lbs of overburden.
 - Total down = 20,180 lbs
- Force up
 - Displacement of empty tank = 1,000 gallons / 7.481 gal/cu-ft = 134 cu-ft x 62.4 lbs/cu-ft water density (assuming ground water reaches top of tank) = 8,362 lbs up
- Recommended anchoring
 - Force up less than force down, therefore no additional anchoring is required.

- **7,700 gallon holding tank:**

- Force down
 - Weight of empty tank = 45,600 lbs
 - Weight of soil cover over tank = 11.84' wide x 19.84' long x 2.33' deep = 547 cu-ft x 110 lbs/cu-ft = 60,206 lbs of overburden.
 - Total down = 105,806 lbs
- Force up
 - Displacement of empty tank = 7,700 gallons / 7.481 gal/cu-ft = 1,029 cu-ft x 62.4 lbs/cu-ft water density (assuming ground water reaches top of tank) = 64,226 lbs up
- Recommended anchoring
 - Force up less than force down, therefore no additional anchoring is required.

- **2,500 gallon septic tank:**

- Force down

- Weight of empty tank = 24,827 lbs
 - Weight of soil cover over tank = 8.44' wide x 15.27' long x 2.9' deep
= 373 cu-ft x 110 lbs/cu-ft = 41,112 lbs of overburden.
 - Total down = 65,939 lbs

- Force up

- Displacement of empty tank = 2,500 gallons / 7.481 gal/cu-ft = 344 cu-ft x 62.4 lbs/cu-ft water density (assuming ground water reaches top of tank) = 20,852 lbs up

- Recommended anchoring

- Force up less than force down, therefore no additional anchoring is required.

- **1100/1800 gallon filter/dose tank:**

- Force down

- Weight of empty tank = 24,350 lbs
 - Weight of soil cover over tank = 8.5' wide x 15.33' long x 3.24' deep
= 422 cu-ft x 110 lbs/cu-ft = 46,440 lbs of overburden.
 - Total down = 70,791 lbs

- Force up

- Displacement of empty tank = 2,900 gallons / 7.481 gal/cu-ft = 388 cu-ft x 62.4 lbs/cu-ft water density (assuming ground water reaches top of tank) = 24,189 lbs up

- Recommended anchoring

- Force up less than force down, therefore no additional anchoring is required.

12. Provisions:

OWNER ACKNOWLEDGES KITCHEN WASTES WILL BE RUN THROUGH A GREASE TRAP TO A HOLDING TANK DUE TO ITS HIGH STRENGTH WASTE CLASSIFICATION. The holding tank will require pumping and hauling by a licensed hauler.

Owner acknowledges only residential strength waste will be directed to the POWTS mound system.

OWNER ACKNOWLEDGES THE SYSTEM WAS DESIGNED FOR A TOTAL FORWARD FLOW NOT TO EXCEED 1,200 GALLONS PER DAY.

METERING OF THE SYSTEM IS CRITICAL TO ITS LONG-TERM SUCCESS.

13. Controls:

- A control panel to be post mounted near the tanks or in the building for pumps and floats.
- Running time meter and event counter shall track flows to the mound system.
- Fiber optic floats to be used throughout.
- The system may be equipped with a (optional) modem to allow metering, monitoring, maintenance and troubleshooting remotely.

SECTION #2
PUMP/TANK DATA

TECHNICAL BROCHURE

BRJ2WSBHF R3



FEATURES

- **Impeller:** Cast iron, enclosed, non-clog, dynamically balanced with pump out vanes for mechanical seal protection.
- **Casing:** Cast iron flanged volute type for maximum efficiency. Designed for easy installation on A10-20 slide rail.
- **Mechanical Seal:** Silicon Carbide vs. Silicon Carbide sealing faces for superior abrasive resistance, stainless steel metal parts, BUNA-N elastomers.
- **Shaft:** Corrosion resistant, 300 series stainless steel. Threaded design. Locknut on all models to guard against component damage on accidental reverse rotation.
- **Fasteners:** 300 series stainless steel.
- Capable of running dry without damage to components.
- Designed for continuous operation, when fully submerged.

 **RED JACKET SERIES**

2WS_BHF

SUBMERSIBLE SEWAGE PUMP WASTEWATER

Wastewater

APPLICATIONS

Specifically designed for the following uses:

- Homes
- Water transfer
- Sewage systems
- Light industrial
- Dewatering/Effluent
- Commercial applications

Anywhere waste or drainage must be disposed of quickly, quietly and efficiently.

SPECIFICATIONS

Pump

- Solids handling capabilities: 2" maximum
- Capacities: up to 220 GPM
- Total heads: up to 81 feet TDH
- Discharge size: 2" NPT threaded companion flange as standard. 3" option available but must be ordered separately. (Order no. A1-3)
- Temperature: 104°F (40°C) continuous
140°F (60°C) intermittent.

MOTORS

- Fully submerged in high grade turbine oil for lubrication and efficient heat transfer. All ratings are within the working limits of the motor.

Class B insulation on 1/2-1 1/2 HP models.

Class F insulation on 2 HP models.

Single phase (60 Hz):

- Capacitor start motors for maximum starting torque.
- Built-in overload with automatic reset.
- SJTOW or STOW severe duty oil and water resistant power cords.
- 1/2 - 1 HP models have NEMA three prong grounding plugs.
- 1 1/2 HP and larger units have bare lead cord ends.

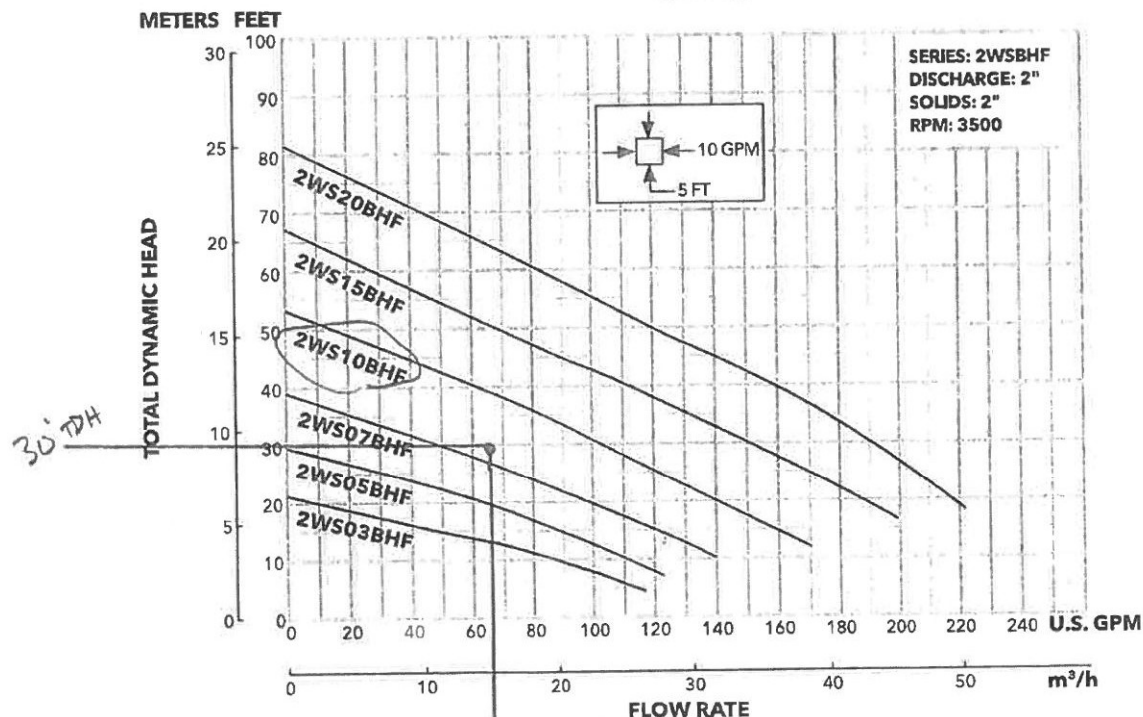
Three phase (60 Hz):

- Class 10 overload protection must be provided in separately ordered starter unit.
- STOW power cords all have bare lead cord ends.
- Bearings: Upper and lower heavy duty ball bearing construction.
- Designed for Continuous Operation: Pump ratings are within the motor manufacturer's recommended working limits, can be operated continuously without damage when fully submerged.
- Power Cable: Severe duty rated, oil and water resistant. Epoxy seal on motor end provides secondary moisture barrier in case of outer jacket damage and to prevent oil wicking. Standard cord is 20'. Optional lengths are available.
- Motor Cover O-ring: Assures positive sealing against contaminants and oil leakage.

AGENCY LISTINGS



Tested to UL 778 and CSA 22.2 108 Standards
By Canadian Standards Association
File #LR13533

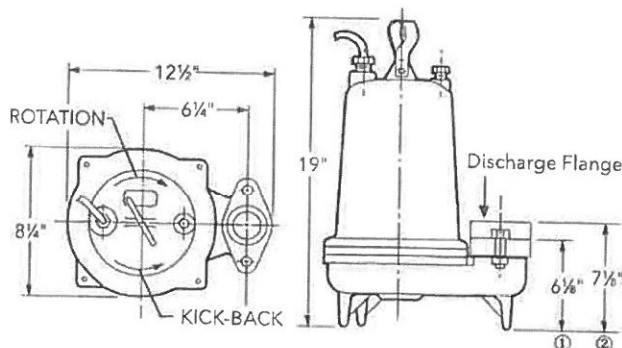


MOTOR AND MODEL INFORMATION

Order Number	HP	Phase	Volts	RPM	Impeller Diameter (in.)	Maximum Amps	Locked Rotor Amps	KVA Code	Full Load Motor Efficiency %	Resistance	
										Start	Line-Line
2WS0311BHF	0.33	1	115	3500	2.94	12.4	46.0	M	54	7.5	1.0
2WS0318BHF			208			6.8	31.0	K	68	9.7	2.4
2WS0312BHF			230			6.2	34.5	M	53	9.6	4.0
2WS0511BHF	0.5	1	115		3.19	14.5	46.0	M	54	7.5	1.0
2WS0518BHF			208			8.4	31.0	K	68	9.7	2.4
2WS0512BHF			230			7.6	34.5	M	53	9.6	4.0
2WS0538BHF		3	200			4.9	22.6	R	68	-	3.8
2WS0532BHF			230			3.6	18.8	R	70	-	5.8
2WS0534BHF			460			1.8	9.4	R	70	-	23.2
2WS0537BHF			575			1.5	7.5	R	62	-	35.3
2WS0718BHF		0.75	208		3.44	11.0	31.0	K	68	9.7	2.4
2WS0712BHF			230			10.0	27.5	J	65	12.2	2.7
2WS0738BHF			200			6.2	20.6	L	64	-	5.7
2WS0732BHF			230			5.4	15.7	K	68	-	8.6
2WS0734BHF			460			2.7	7.9	K	68	-	11
2WS0737BHF			575			2.2	9.9	L	78	-	26.5
2WS1018BHF	1	1	208		3.75	14.5	59.0	K	68	9.3	1.1
2WS1012BHF		1	230			13.0	36.2	J	69	10.3	2.1
2WS1038BHF		3	200			8.6	27.6	M	77	-	2.7
2WS1032BHF			230			7.5	24.1	L	79	-	4.1
2WS1034BHF			460			3.8	12.1	L	79	-	16.2
2WS1037BHF			575			3.1	9.9	L	78	-	26.5
2WS1512BHF	1.5	1	230		4.00	18.0	52.0	J	67	2.76	0.53
2WS1538BHF		3	200			10.0	42.4	K	78	-	1.7
2WS1532BHF			230			9.6	42.4	K	78	-	1.7
2WS1534BHF			460			4.8	21.2	K	78	-	6.6
2WS1537BHF			575			3.9	16.3	L	78	-	10.5
2WS2012BHF	2	1	230		4.44	18.0	49.6	F	78	3.2	1.1
2WS2038BHF		3	200			12.0	42.4	K	78	-	1.7
2WS2032BHF			230			11.6	42.4	K	78	-	1.7
2WS2034BHF			460			5.8	21.2	K	78	-	6.6
2WS2037BHF			575			4.7	16.3	L	78	-	10.5

DIMENSIONS

(All dimensions are in inches. Do not use for construction purposes.)

**Discharge Flange:**

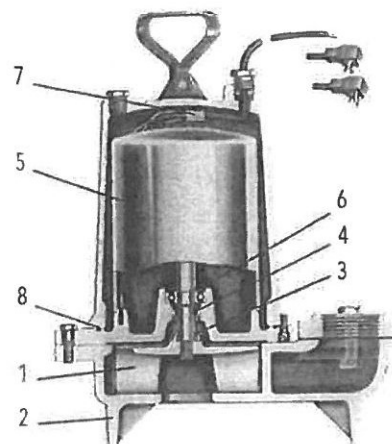
- ① 2" NPT standard
- ② 3" NPT optional (order an A1-3)

PERFORMANCE RATINGS (gallons per minute)

Order No.	2WS03-BHF	2WS05-BHF	2WS07-BHF	2WS10-BHF	2WS15-BHF	2WS20-BHF	
Total Head Feet of Water	HP	½	½	¾	1	1½	2
	RPM	3500	3500	3500	3500	3500	3500
	10	86	110	140	-	-	-
	15	48	88	120	158	-	-
	20	-	62	98	139	186	217
	25	-	32	74	120	170	204
	30	-	-	49	101	150	190
	35	-	-	21	82	130	175
	40	-	-	-	60	110	159
	45	-	-	-	38	88	140
	50	-	-	-	-	67	120
	55	-	-	-	-	47	100
	60	-	-	-	-	29	80
	65	-	-	-	-	-	62
	70	-	-	-	-	-	43
	75	-	-	-	-	-	23

COMPONENTS (for reference only)

Item No.	Description
1	Impeller
2	Casing
3	Mechanical Seal
4	Motor Shaft
5	Motor
6	Ball Bearings
7	Power Cable
8	Casing O-Ring



xylem
Let's Solve Water

Xylem Inc.
2881 East Bayard Street Ext., Suite A
Seneca Falls, NY 13148
Phone: (866) 325-4210
Fax: (888) 322-5877
goulds.com/redjacket

Red Jacket Water Products is a trademark of Xylem Inc. or one of its subsidiaries. Goulds is a registered trademark of Goulds Pumps, Inc. and is used under license.

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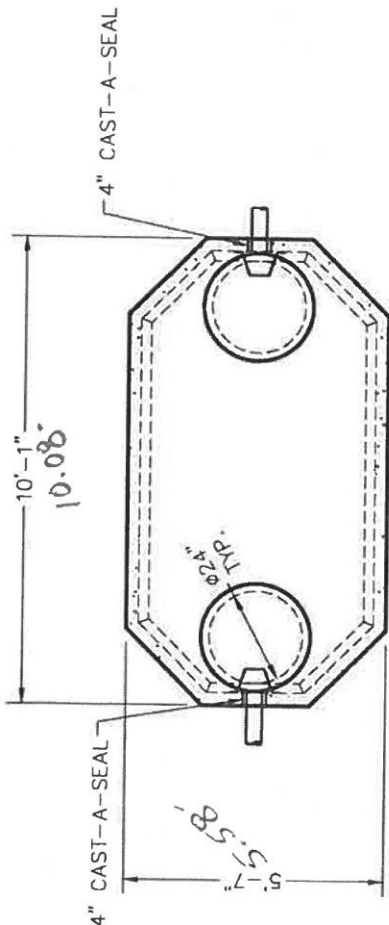
W1000-P GREASE INTERCEPTOR TANK SPECIFICATIONS

DIMENSIONS:
 WALL: 2 1/2"
 BOTTOM: 2 1/2"
 COVER: 4"
 MANHOLE: 24" I.D. PRECAST CONCRETE RISER
 HEIGHT: 57 1/2" O.D.
 LENGTH: 10'-1" O.D.
 WIDTH: 5'-7" O.D.
 BELOW INLET: 46 1/2" O.D.
 LIQUID LEVEL: 42"
 WEIGHT: 8,300

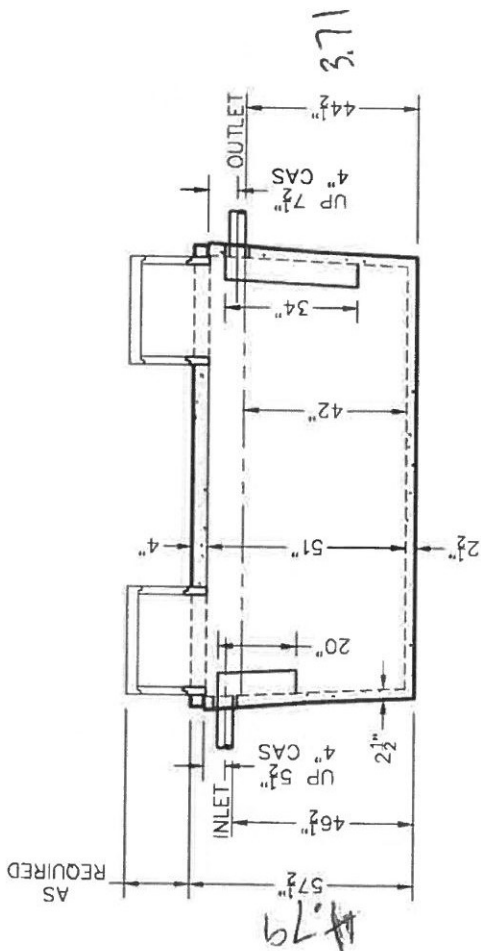
INLET AND OUTLET:
 4" CAST-A-SEAL BOOT OR EQUAL GASKET
INLET AND OUTLET BAFFLES:
 AS SHOWN

LIQUID CAPACITY: 26.00 GAL/IN
LOADING DESIGN: 8'-0" UNSATURATED SOIL
TANK CAN BE USED AS:
 GREASE INTERCEPTOR

COVER: MIX DESIGN #8 (NO FIBER)
TANK: MIX DESIGN #10 (STRUCTURAL FIBER)
CUSTOMIZED TANKS:
 FOR CUSTOM TANKS CONTACT WIESER CONCRETE



TOP VIEW



SIDE VIEW

GREASE
INTERCEPTOR

W1000GI-P
SEPTIC MANUAL

SHEET NO. 5
1 OF 5

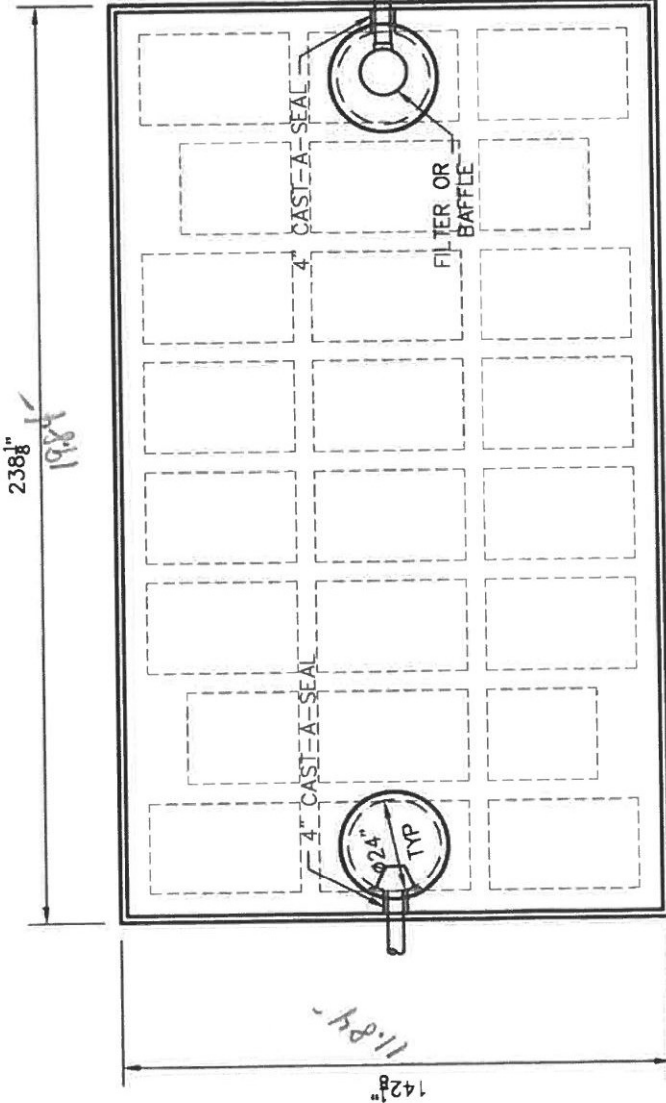
REVIEWED BY
REVIEW DATE

DRAWINGS SUBMITTED
FOR APPROVAL

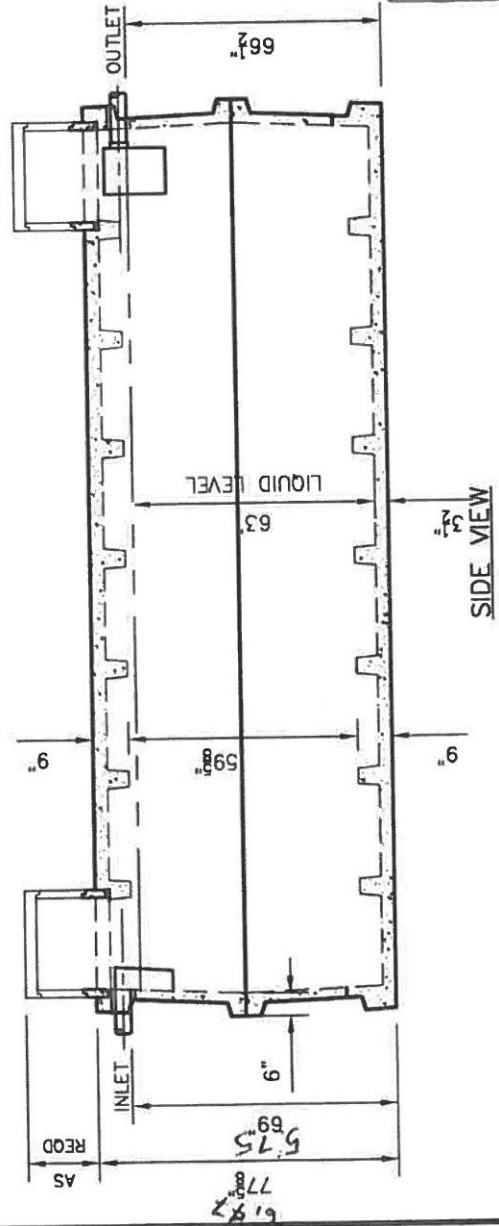
APPROVED BY:
APPROVAL DATE:
PRODUCTS NEEDED BY:

WIESER CONCRETE
W3716 US HWY 10, MAIDEN ROCK, WI 54750
800-325-8456

SCALE: 1/4" = 1'-0"
REV. DATE:
DRAWN BY: WCP
DATE: 00/00/00
FILE: W1000GI-P
POST-POUR:
PRE-POUR:



TOP VIEW



HOLDING TANK

W7700 TANK SPECIFICATIONS

DIMENSIONS:

WALL: 6" RIBBED
BOTTOM: 9" RIBBED
COVER: 9" RIBBED
MANHOLE: 24" I.D. PRECAST RISER
HEIGHT: 77-5/8" O.D.
LENGTH: 238-1/8" O.D.
WIDTH: 142-1/8" O.D.
BELOW INLET: 69" O.D.
LIQUID LEVEL: 63"
WEIGHT: 22,800 LBS PER SECTION

INLET AND OUTLET:
4" CAST-A-SEAL BOOT OR EQUAL

INLET AND OUTLET Baffle AND FILTER:
WISCONSIN, SEE DETAIL #10
(OTHER STATES SEE CHART)

LIQUID CAPACITY: 122.22 GAL/IN

HOLDING TANK:

OUTLET HOLE PLUGGED
ACTUAL CAPACITY: 8000 GALLONS

LOADING DESIGN: 8'-0" UNSATURATED SOIL

TANK CAN BE USED AS:

SEPTIC/ HOLDING/ PUMP OR SIPHON

TANK: MIX DESIGN #9 (SMALL FIBER)

CUSTOMIZED TANKS:
FOR CUSTOM TANKS CONTACT
WIESER CONCRETE

DRAWINGS SUBMITTED
FOR APPROVAL

APPROVED BY: _____

APPROVAL DATE: _____

PRODUCTS NEEDED BY: _____

W7700
SEPTIC MANUAL

SHEET NO. 9
1 OF 1

WIESER CONCRETE
W3716 US HWY 10 MAIDEN ROCK, WI 54750
800-325-8456
FILE: W7700

DRAWN BY: WCP
DATE: 00/00/00
REV.
SCALE: 1/4"=1'-0"
PRE-POUR:
POST-POUR:

WLP2500 TANK SPECIFICATIONS

DIMENSIONS:

WALL: 3"
BOTTOM: 5"
COVER: 6"

MANHOLE: 24" I.D. PRECAST CONCRETE RISER
HEIGHT: 55 1/4" O.D.
LENGTH: 183-1/4" O.D.
WIDTH: 101-1/4" O.D.
BELOW INLET: 43" O.D.
LIQUID LEVEL: 36"
WEIGHT: TANK - 15,527 LBS.
COVER 9,300 LBS.

INLET AND OUTLET:

4" CAST-A-SEAL BOOT OR EQUAL

INLET AND OUTLET BAFFLE AND FILTER:

WISCONSIN, SEE DETAIL #10
(OTHER STATES SEE CHART)

LIQUID CAPACITY: 69.44 GAL/IN

HOLDING TANK:

OUTLET HOLE PLUGGED

ACTUAL CAPACITY: 2,639 GALLONS

LOADING DESIGN: 8' 0" UNSATURATED SOIL

TANK CAN BE USED AS:

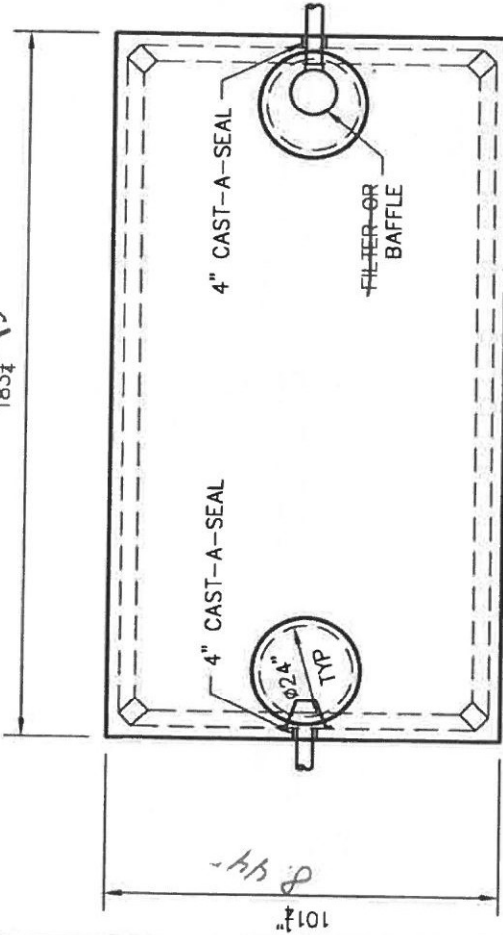
SEPTIC/ HOLDING/ PUMP OR SIPHON

COVER: MIX DESIGN #8 (NO FIBER)

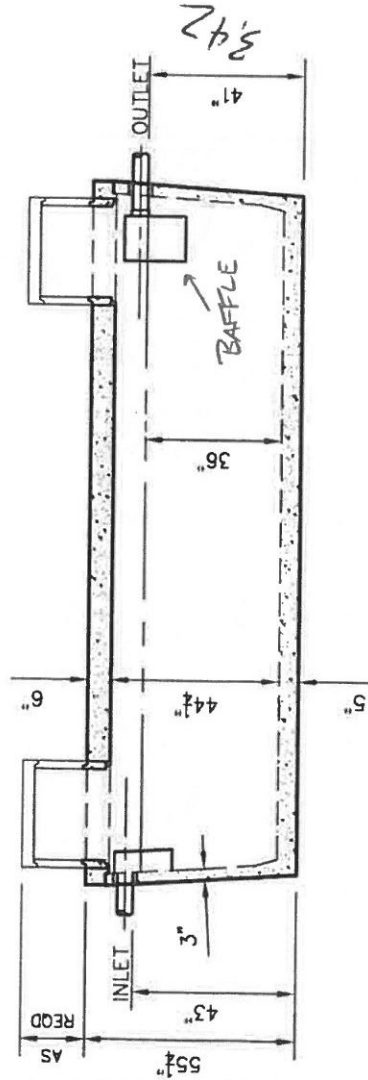
TANK: MIX DESIGN #9 (SMALL FIBER)

CUSTOMIZED TANKS:

FOR CUSTOM TANKS CONTACT WIESER CONCRETE



TOP VIEW



SIDE VIEW

**DRAWINGS SUBMITTED
FOR APPROVAL**

APPROVED BY: _____

APPROVAL DATE: _____

PRODUCTS NEEDED BY: _____

SEPTIC
TANK

TANKS ARE MANUFACTURED TO MEET OR EXCEED ASTM C-1227 REQUIREMENTS

WIESER CONCRETE
W3716 US HWY 10 MAIDEN ROCK, W 54750
800-325-8456

DRAWN BY: WCP
DATE: 00/00/00
FILE: WLP2500

SCALE: 1/4"=1'-0"
REV.
DATE:
POST-POUR:
PRE-POUR:

WLP2500
SEPTIC MANUAL

SHEET NO. 1
OF 1

WLP1800/1100 TANK SPECIFICATIONS

DIMENSIONS:

WALL: 3"
BOTTOM: 3"
COVER: 6"
MANHOLE: 24" I.D. PRECAST CONCRETE RISER
HEIGHT: 60-3/4" O.D.
LENGTH: 184" O.D.
WIDTH: 102" O.D.
BELOW INLET: 48" O.D.
LIQUID LEVEL: 43"
WEIGHT: TANK 15,050 LBS
WEIGHT: COVER 9,300 LBS
INLET AND OUTLET:
4" CAST-A-SEAL BOOT OR EQUAL

INLET AND OUTLET Baffle AND FILTER:
WISCONSIN, SEE DETAIL #10
(OTHER STATES SEE CHART)

LIQUID CAPACITY: 41.86 GAL/IN (SEPTIC)
25.58 GAL/IN (PUMP)

LOADING DESIGN: 8'-0" UNSATURATED SOIL

TANK CAN BE USED AS:

SEPTIC/SEPTIC, SEPTIC/PUMP
OR SEPTIC/SIPHON

COVER: MIX DESIGN #8 (NO FIBER)
TANK: MIX DESIGN #9 (SMALL FIBER)

CUSTOMIZED TANKS:
FOR CUSTOM TANKS CONTACT WIESER CONCRETE

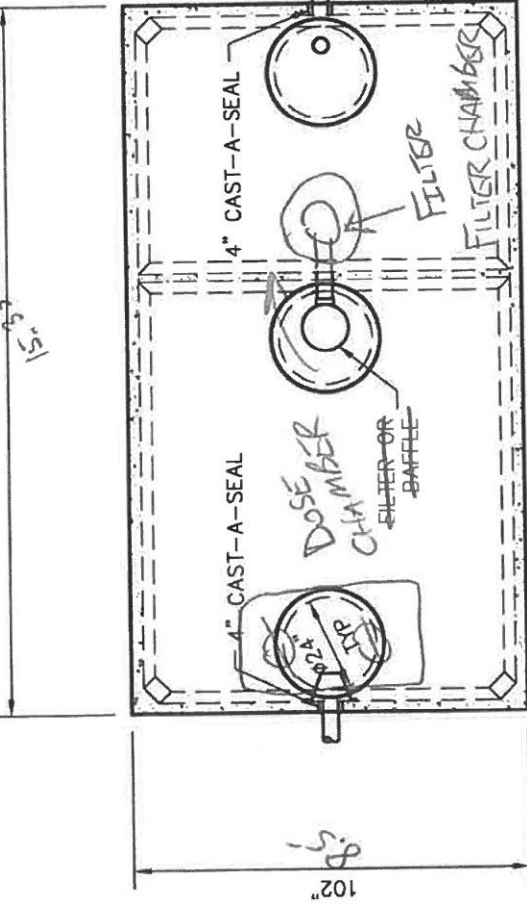
DRAWINGS SUBMITTED
FOR APPROVAL

APPROVED BY: _____
APPROVAL DATE: _____
PRODUCTS NEEDED BY: _____

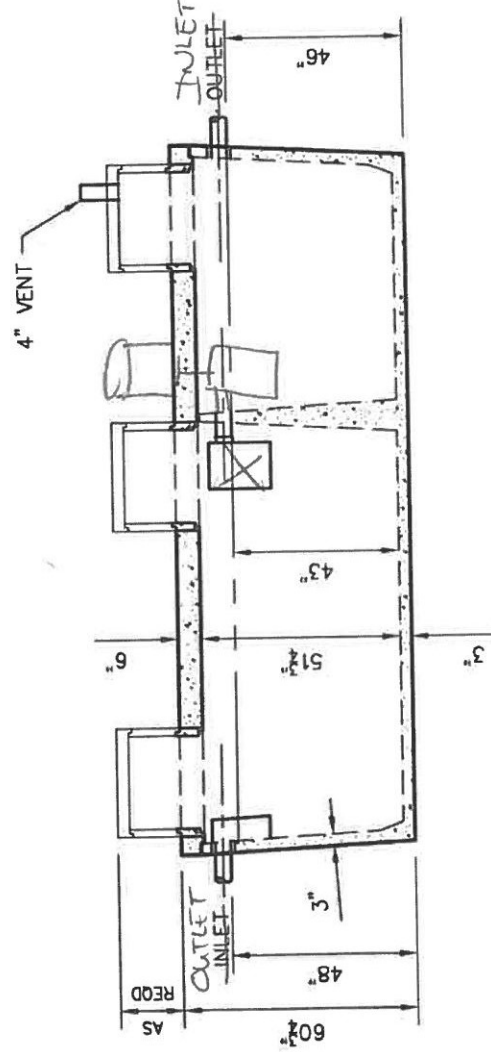
WLP1800/1100
SEPTIC MANUAL

SHEET NO. 1
OF 1

WIESER CONCRETE
W3716 US HWY 10 MAIDEN ROCK, WI 54750
800-325-8456



TOP VIEW



SIDE VIEW

FILTER/DOSE TANK

SECTION #3
SOILS ANALYSIS

SOIL EVALUATION REPORT

Page 1 of

130

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and Percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County: Door	
Parcel I.D.: 018-02-02322821A1	
Reviewed by: <i>SDMT</i>	Date: <i>5/9/23</i>

Property Owner: Christian Catholic Church				Property Location: Govt. Lot 2 1/4 1/4 S 2 T 32 N - R 28 E (or) W ☒ ☐			
Property Owner's Mailing Address: P.O. Box 32				Lot #	Block #	Subd. Name or CSM #	
City: Ellison Bay	State: WI	Zip Code: 54210	Phone Number: () -	☐ City: ☐ Village: ☒ Town: Liberty Grove		Nearest Road: Door Bluff Rd and Private Rd	

☒ New Construction	Use ☐ Residential / Number of bedrooms:	Code derived design flow rate: unknown GPD
☐ Replacement	☒ Public or commercial - Describe: to be determined by designer	
Parent material: Glacial Till		Flood Plain elevation if applicable: NA ft.
General comments and recommendations: >16" of mound sand required Deflection calculation may be required Size to be determined by designer <i>- Bore Loading 0.4 gals/ft²/day</i> <i>- Recommended 5' between cells</i>		

1	Boring #	☐ Boring	☒ Pit	Ground surface elev. 96.78 ft.	Depth to limiting factor @22 in.	Soil Application Rate				
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A	0-9	10YR3/1	-	L	2-m-gr	mvfr	AW	2vf-c	0.6	0.8
Bt	9-17	7.5YR4/4	-	CL	2-f-sbk	mfr	AS	2vf-c	0.4	0.6
C	17-22	10YR6/4	-	fSL	mass	mfr	AS	-	0.2	0.5
2R	22	Bedrock	-							

2	Boring #	☐ Boring	☒ Pit	Ground surface elev. 99.51 ft.	Depth to limiting factor >30 in.	Soil Application Rate				
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A	0-6	10YR3/3	-	L	2-m-gr	mvfr	CW	2vf-c	0.6	0.8
Bt	6-14	10YR3/4	-	CL	2-f-sbk	mfr	AW	2vf-c	0.4	0.6
BC	14-20	10YR5/4	-	CbfSL	2-c-sbk	mfr	GW	1f	0.4	0.8
C1	20-30	10YR6/4	-	CbfSL	mass	mfr	DW	-	0.2	0.5
C2	30-50	10YR6/4	C1D 10YR6/6 C2F 10YR6/2	CbfSL	mass	mfr	AS	-	0.2	0.5
2R	50	Bedrock								

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Dan Vander Leest	Signature: <i>Dan Vander Leest</i>	CST Number: 221049
Address: 824 Egg Harbor Road Sturgeon Bay, WI 54235	Date Evaluation Conducted: <i>5/9/23</i>	Telephone Number: (920) 743 - 4708

Property Owner:

Parcel ID #:

Page 2 of 3

131

3 Boring #

☐ Boring☒ Pit Ground surface elev. 96.81 ft. Depth to limiting factor >22 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/R ²	
									Eff#1	Eff#2
A	0-6	10YR3/3	-	L	2-f-gr	mvfr	AS	2vf-c	0.6	0.8
Bt	6-12	10YR3/4	-	CL	2-f-sbk	mfr	CW	2vf-c	0.4	0.6
BC	12-22	10YR5/4	-	CbfSL	2-c-sbk	mfr	CW	1f	0.4	0.8
C	22-36	10YR6/4	C1D 10YR6/6 C2F 10YR6/2	CbfSL	mass	mfr	AS	-	0.2	0.5
2R	36	Bedrock								

4 Boring #

☐ Boring☒ Pit Ground surface elev. 95.4 ft. Depth to limiting factor >24 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/R ²	
									Eff#1	Eff#2
A	0-6	10YR3/2	-	L	2-m-gr	mvfr	CW	2vf-c	0.6	0.8
Bt	6-15	7.5YR4/4	-	CL	2-f-sbk	mfr	AW	2vf-c	0.4	0.6
BC	15-20	10YR5/4	-	CbfSL	2-c-sbk	mfr	GW	1f	0.4	0.8
C1	20-24	10YR6/4	-	CbfSL	mass	mfr	DW	-	0.2	0.5
C2	24-29	10YR6/4	C1D 10YR6/6 C2F 10YR6/2	CbfSL	mass	mfr	AS	-	0.2	0.5
2R	29	Bedrock								

5 Boring #

☐ Boring☒ Pit Ground surface elev. 95.95 ft. Depth to limiting factor @20 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/R ²	
									Eff#1	Eff#2
A	0-9	10YR3/2	-	L	2-m-gr	mvfr	CW	2vf-c	0.6	0.8
Bt	9-16	7.5YR4/4	-	CL	2-f-sbk	mfr	CW	2vf-c	0.4	0.6
C	16-20	10YR6/4	-	VCbfSL	mass	mfr	AS	-	0.2	0.5
2R	20	Bedrock								

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Property Owner:

Parcel ID #:

Page 3 of

6 Boring # ☐ Boring ☒ Pit Ground surface elev. 97.09 ft. Depth to limiting factor @22 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A	0-8	10YR3/2	-	L	2-m-gr	mfr	CW	2vf-c	0.6	0.8
Bt	8-15	7.5YR4/4	-	CL	2-f-sbk	mfr	CW	2vf-c	0.4	0.6
BC	15-22	7.5YR5/4	-	VCbfSL	2-c-sbk	mfr	AW	1f	0.4	0.8
2R	22	Bedrock								

7 Boring # ☐ Boring ☐ Pit Ground surface elev. ft. Depth to limiting factor in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

8 Boring # ☐ Boring ☐ Pit Ground surface elev. ft. Depth to limiting factor in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

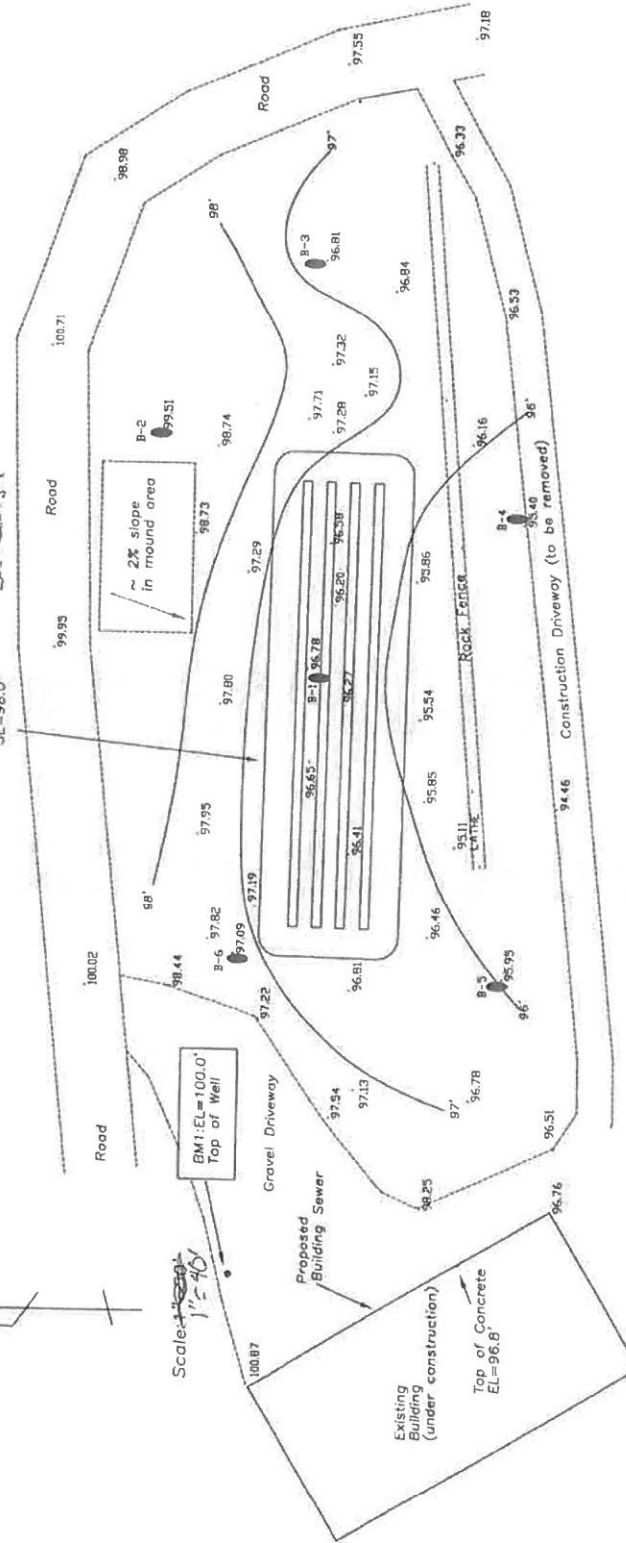
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CHRISTIAN CATHOLIC CHURCH

Gov't Lot # 2 Sec.02
T.32N.-R.28E.
Town of Liberty Grove
Door County

- Elevations are for Soil Test Use Only
- This is Not a Survey
- Property Lines Per Owner
- Property Lines Need to be Identified Prior to Installation

Proposed Mound (for domestic strength wastewater)
Size to be determined by Designer
Size shown is 180' x 150' (deflection calculations may be required)
(4) 3' x 150' Cells S92-C05-131
SE=98.0'



SECTION #4

REFERENCE MATERIALS

Tax Parcel Report

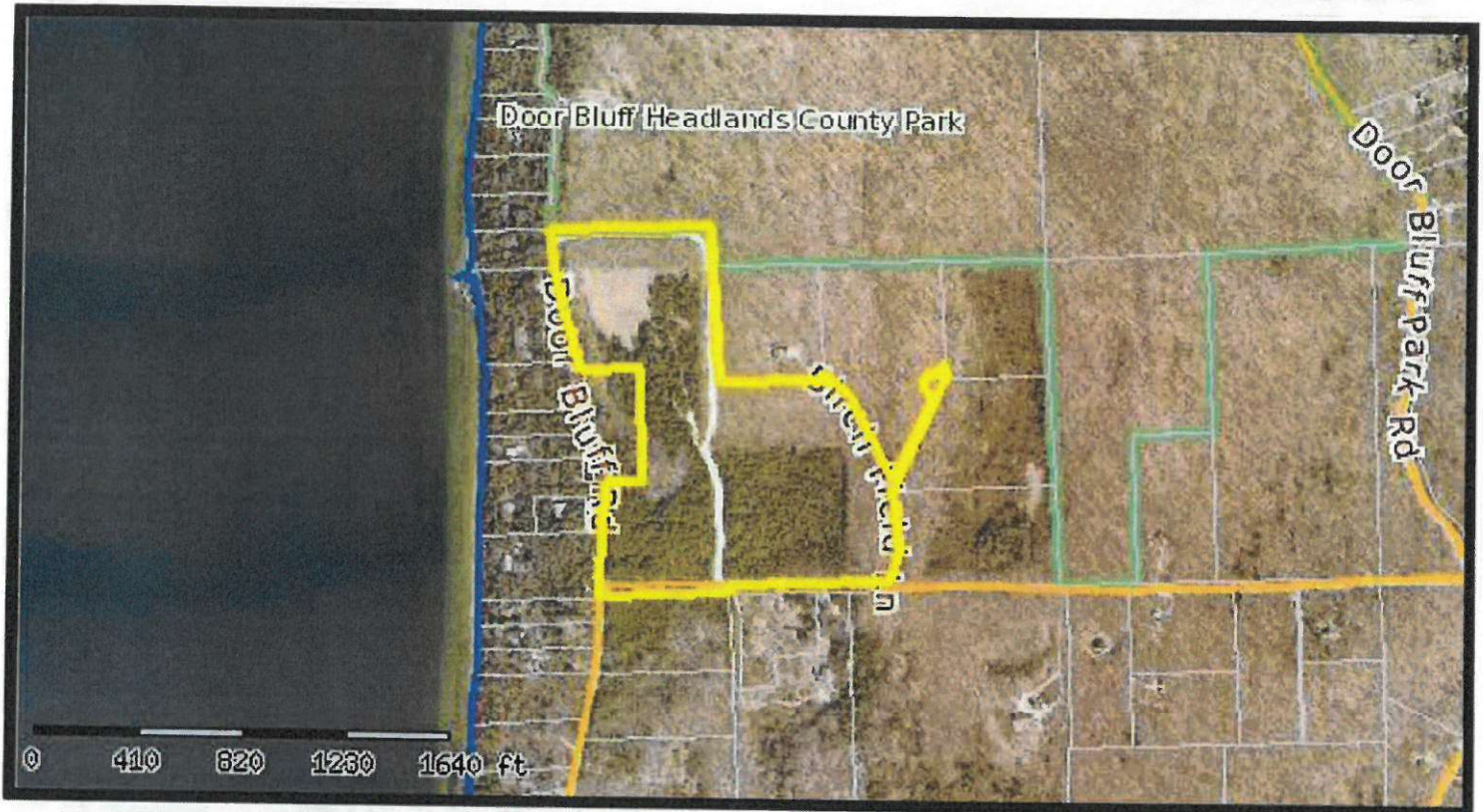
Courtesy of the Door County Land Information Office



... from the GIS Map of ...
(//map.co.door.wi.us/map)

Door County, Wisconsin

... for all seasons!



May 2019 Orthophoto as default backdrop



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Data Current through April 30th 2023

Parcel Number: 0180202322821A1 - TOWN OF LIBERTY GROVE

PDF Map#: 02

PLSS Section-Town-Range: of 2-32-28

Property Address:

Owner Name: CHRISTIAN CATHOLIC CHURCH

Co-Owner:

Mailing Address:

PO BOX 32
ELLISON BAY, WI 54210

Legal Description (See recorded documents for a complete legal description):

LOT 1 CSM#3502 DOC#848896 SEC.2-31-28 GL#2 SEC.35-33-28 GL#4

School District: Gibraltar

Valuations: 2023

Acres: 28.43

Land Value: \$0

Improved Value: \$0

Forest Value: \$0

Taxes: 2022

Real Estate Tax: \$0.00

Special Tax: \$0.00

Forest Tax: \$0.00

Est Fair-Market Value: \$0

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

Map

Printed 05/18/2023 courtesy of Door County Land Information Office

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

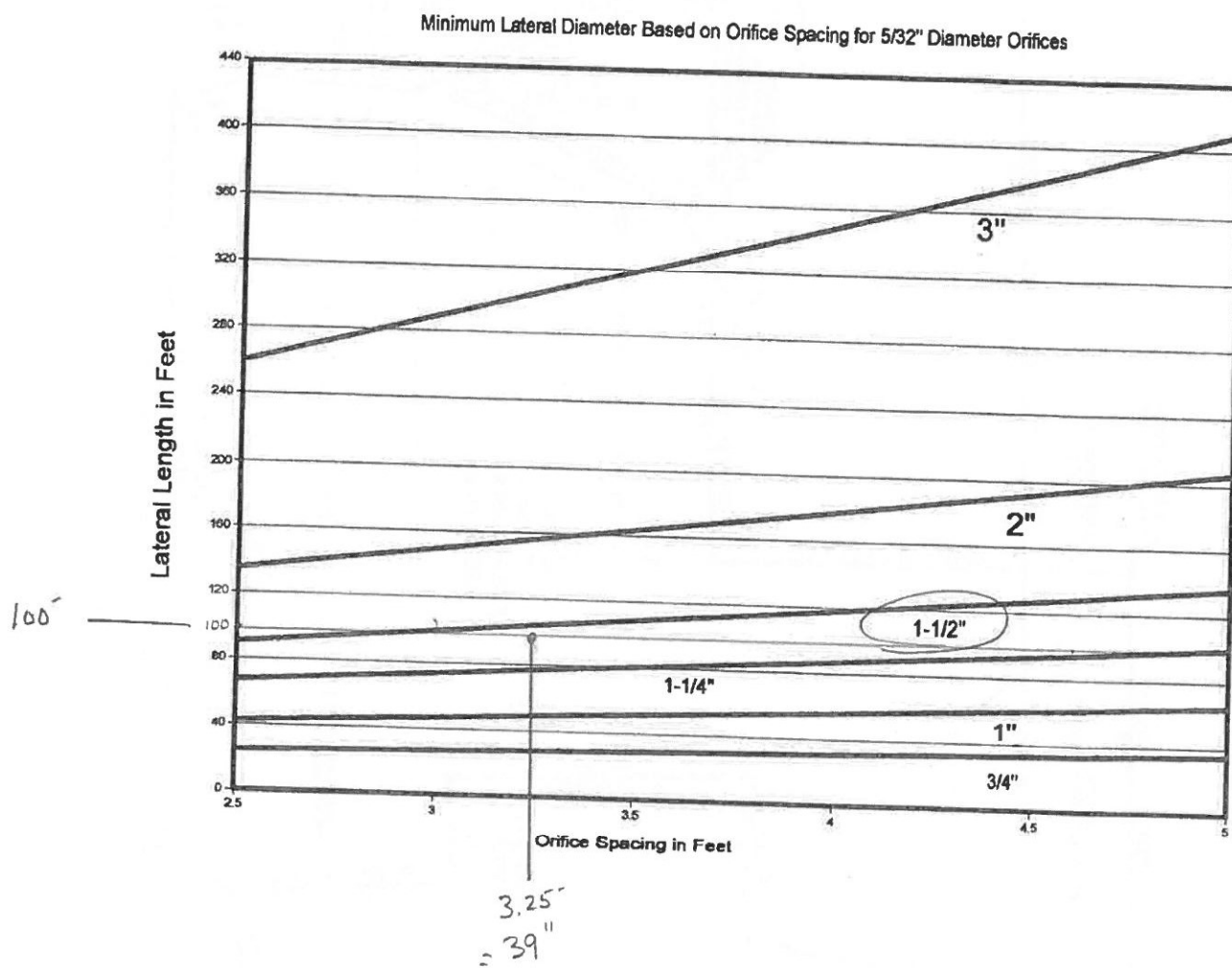


Door County, Wisconsin
... for all seasons!



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Graph 4



3.5' distal $\times \frac{1}{3} =$ supply end head to account for loss in pipe

CERTIFIED SURVEY MAP

BEING:
OUTLOT 1 OF C.S.M. NUMBER 2380,
RECORDED AT VOLUME 14, PAGE 154
OF CERTIFIED SURVEY MAPS
AS DOCUMENT NUMBER 714495

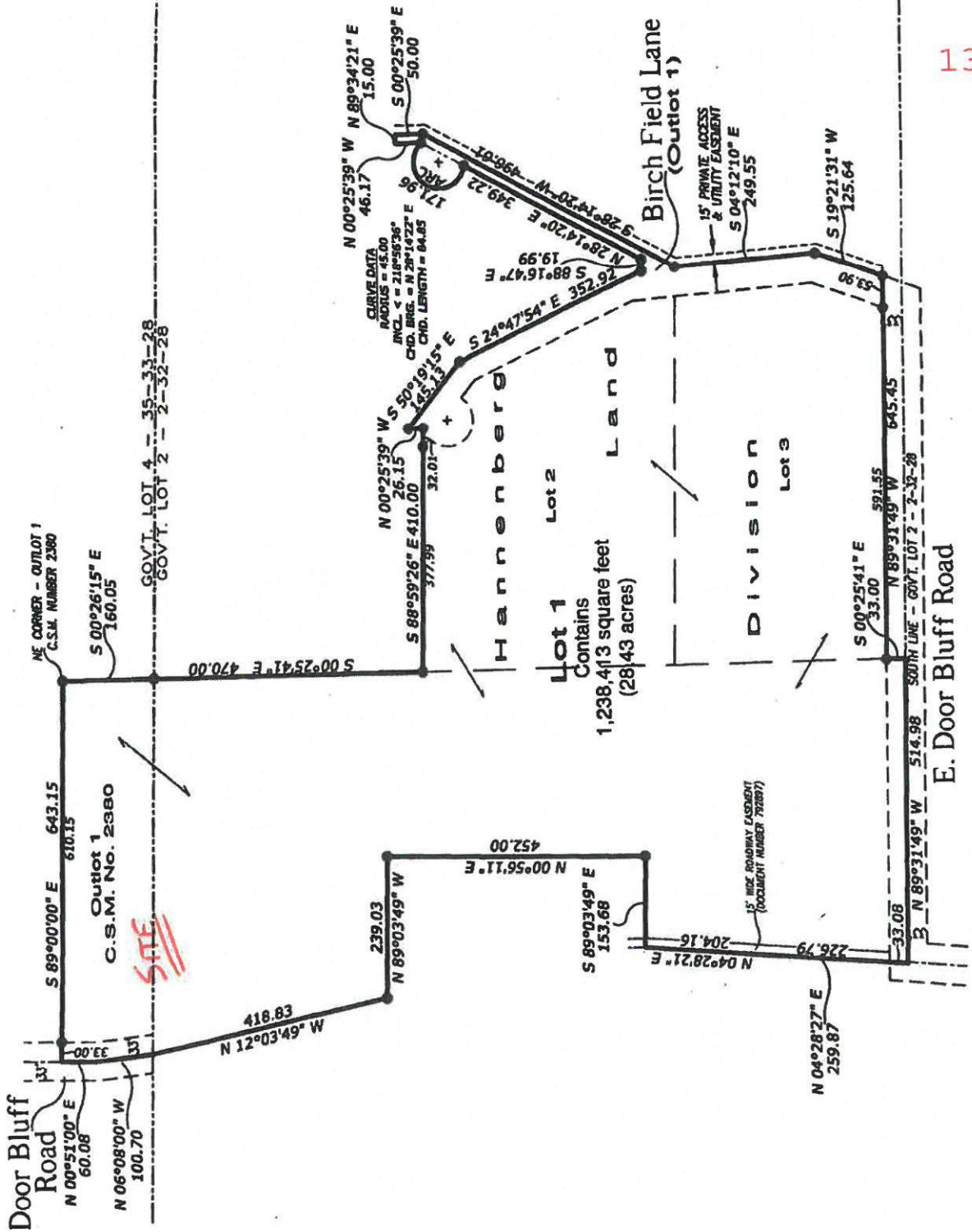
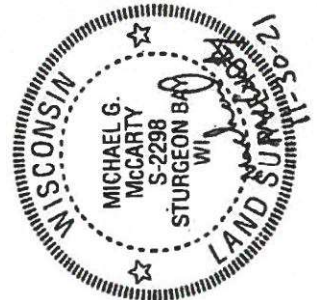
LOCATED IN:
GOVERNMENT LOT 4 OF SECTION 35,
TOWNSHIP 33 NORTH, RANGE 28 EAST,

ALSO:
LOTS 2 AND 3 AND OUTLOT 1
OF HANNENBERG LAND DIVISION
LOCATED IN AND INCLUDING A PORTION OF:
GOVERNMENT LOT 2 OF SECTION 2,
TOWNSHIP 32 NORTH, RANGE 28 EAST,

ALL IN:
THE TOWN OF LIBERTY GROVE,
DOOR COUNTY,
WISCONSIN.



NORTH
1" = 250'



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Table 7 VOID VOLUME FOR VARIOUS DIAMETER PIPES BASED ON NOMINAL I.D.^a	
Nominal Pipe Size	Gallons per Foot
3/4	0.023
1	0.041
1-1/4	0.064
1-1/2	0.092
2	0.163
3	0.367
4	0.65
6	1.469

Note a: Table is based on - $\pi(d/2)^2 \times 12''/\text{ft} + 231 \text{ cu.in./cu.ft.}$
 Where: d = nominal pipe size in inches

IX. REFERENCES

Department of Industry, Labor and Human Relations 1994, "Pressure Distribution Manual"
 Small Scale Waste Management Project, University of Wisconsin - Madison, 1981, R.J. Otis, "Design
 of Pressure Distribution Networks for Septic Tank-Soil Absorption Systems."

VIII. TABLES

Table 4 Discharge Rates in Gallons per Minute from Orifices^a				
Pressure in feet	Orifice Diameter			
	1/8	5/32	3/16	1/4
2.5	NP	NP	0.66	1.17
3	NP	NP	0.72	1.26
3.5	NP	0.54 ✓	0.78	1.38
4	NP	0.58	0.83	1.47
4.5	NP	0.61	0.88	1.56
5	0.41	0.64	0.93	1.65
5.5	0.43	0.68	0.97	1.73
6	0.45	0.71	1.02	1.80
6.5	0.47	0.73	1.06	1.88
7	0.49	0.76	1.10	1.95
7.5	0.50	0.79	1.14	2.02
8	0.52	0.81	1.17	2.08
8.5	0.54	0.84	1.21	2.15
9	0.55	0.86	1.24	2.21
9.5	0.57	0.89	1.28	2.27
10	0.58	0.91	1.31	2.33

Note a: Table is based on - Discharge in GPM = $11.79 \times \text{Orifice Diameter}^2 \text{ in inches} \times (\text{Pressure in Feet})^{1/2}$

NP means not permitted

Table 6
FRICTION LOSS (FOOT/100 FEET) IN PLASTIC PIPE^a

Flow in GPM	Nominal Pipe Size							
	3/4	1	1-1/4	1-1/2	2	3	4	6
1								
2								
3	3.24							
4	5.52							
5	8.34	2.05						
6	11.68	2.88						
7	15.53	3.83						
8	19.89	4.91	1.65					
9	24.73	6.10	2.06					
10	30.05	7.41	2.50					
11	35.84	8.84	2.99					
12	42.10	10.39	3.51	1.44				
13	48.82	12.04	4.07	1.67				
14	56.00	13.81	4.66	1.92				
15		15.69	5.30	2.18				
16		17.68	5.97	2.46				
17		19.78	6.68	2.75				
18		21.99	7.42	3.06				
19		24.30	8.21	3.38				
20		26.72	9.02	3.72	0.92			
25		40.38	13.63	5.62	1.39			
30			19.10	7.87	1.94			
35			25.41	10.46	2.58			
40			32.53	13.40	3.30			
45				16.66	4.11	0.57		
50				20.24	4.99	0.69		
60					7.00	0.97		
70					9.31	1.29		
80					11.91	1.66	0.41	
90					14.81	2.06	0.51	
100					18.00	2.50	0.62	
125						3.78	0.93	
150						5.30	1.31	
175						7.05	1.74	
200						9.02	2.23	0.31
250							3.36	0.47
300							4.71	0.66
350							6.27	0.87

Velocities in this area
are below 2 feet per second

Velocities in this area
Exceed 10 feet per second, which is
too great for
various flow rates and
pipe diameter

Note a: Table is based on - Hazen-Williams formula: $h = 0.002082L \times (100/C)^{1.85} \times (\text{gpm})^{1.85} + d^{4.8655}$

Where: h = feet of head

L = Length in feet

C = Friction factor from Hazen-Williams (145 for plastic pipe)

gpm = gallons per minute

d = Nominal pipe size

SECTION #5
O&M/CONTINGENCY PLAN

**Camp Zion POWTS
Pressurized Mound System**

**Department of Safety and Professional Services
Management Plan**

SEPTIC TANK

(1 Wieser WLP2500, 2,500-gallon tank)

The septic tank shall be maintained by an individual who is certified to service components inside the tank and perform pumping of the contents of the tank under s. 281.48 Statutes.

The contents of the settling tank shall be disposed of in accordance with NR 113, Wis. Adm. Code

- Assess the operating condition of the tank twice a year.
- When volume of scum and sludge reaches 1/3 tank volume, the contents will be removed.
- Monitor sludge level in tank once a year.
- Risers, joints and covers shall be inspected for water tightness and soundness annually. All access points > than 8" shall have an effective locking device to prevent accidental or unauthorized entry into tanks.
- When volume of scum and sludge reaches 6", the contents will be removed.

FILTER/DOSE TANK

(1 Wieser WLP1100/1800, 1,100-gallon filter compartment/1,800-gallon dose compartment)

Filter Compartment:

- Outlet end of compartment is equipped with an effluent filter. Filter shall be removed from tank and cleaned (over tank) a minimum of two times annually.

Dose Compartment:

- Pump sizing:
 - Elevation head: highest lateral - pump off at dose tank = $643.13 - 633.70 = 9.43$ ft
 - System pressure = 3.5 feet x 1 1/3 for loss in lateral = 4.66 ft
 - Max friction loss in 2-inch forcemain at 67 gpm = $118 \text{ ft} \times 8.62 \text{ ft}/100 \text{ ft} = 10.17$ ft
 - Max friction loss in 2-inch riser (16.74 gpm) = $2.0 \text{ ft} \times 0.70 \text{ ft}/100 \text{ ft} = 0.01$ ft
 - Misc losses = 5.00 ft
 - Total Dynamic Head = 29.27 ft.
 - **Select duplex Red Jacket 2WS10BHF, 1 HP submersible pumps or equivalent rated at greater than 67 gpm at 30 feet of TDH.**
- Duplex pumps to alternate each "pump on" cycle.
- Select a 6 inch dose (6 x 41.86) = 251 gallons - 17 gallons drain back = **234 gallons net dose**
- Forcemain shall drain back to dose tank after pumping to assure line drains empty and freezing does not occur.

The tank shall be maintained by an individual who is certified to service components inside the tank and perform pumping of the contents of the tank under s. 281.48 Statutes.

The contents of the tank shall be disposed of in accordance with NR 113, Wis. Adm. Code

- Assess the operating condition of tank at least once every year.
- When volume of scum and sludge reaches 1/10 tank volume (6"), the contents will be removed.
- Monitor sludge levels in tank annually.
- All switches, alarms and pumps shall be tested annually to verify proper operation.
- Check dose volume annually.
- Check running time meters and event counters on a monthly basis.

- Create a data sheet showing numbers of events per day and amount of time each pump is operating.
- Risers, joints and covers shall be inspected for water tightness and soundness annually.
- All access points > than 8" shall have an effective locking device to prevent accidental or unauthorized entry into tank.
- The contents of the tank shall be disposed of in accordance with NR 113, Wis. Adm. Code
- Assess the operating condition of tank at least once every year.
- When volume of scum and sludge reaches 6", the contents will be removed.

SYSTEM START UP

- At start up the dose tank shall be filled with water or effluent. The pump shall be turned on and the laterals should be checked to assure all laterals are receiving effluent simultaneously.
- Squirt adjusting valves shall be adjusted to balance flow to each trench.

DRAINFIELD DISTRIBUTION

- Observation pipes within dispersal cells (trenches) shall be checked for effluent ponding every 6 months.
- Toes slope of mound shall be inspected to assure no evidence of leakage is observed which would indicate a clogging mat in the drainfield.
- Ponding levels shall be recorded and if levels are above 4" in the cell, hydraulic failure could occur, requiring more frequent monitoring.

INFLUENT SAMPLING

GRAB SAMPLES

BOD, TSS, Total Coliform and E. Coliform

- If drainfield ponding is observed

EFFLUENT SAMPLING

GRAB SAMPLES

BOD, TSS, Total Coliform and E. Coliform

- Grab samples shall be taken from the dose tank if a problem is observed with the system.

FLOW METERING

- All the pumps in the POWTS system have running time meters and event counters.
Total gallons being dosed to the drain field shall be documented based on event counters.

CONTROL PANEL/BOX

- Check connections of wires and signs of deterioration of wires/connectors annually.
- Check alarms audio/visual for proper working condition annually.
- Check running time meters and events counters annually.

GENERAL

This system shall be operated in accordance with Comm. 82-84 Wis. Adm. Code and shall be maintained in accordance with its component manual SBD-10854-P (N 03/07) and local or state rules pertaining to system maintenance and maintenance reporting.

- Create a historical file and tracking system.
- Submit all necessary paperwork to local and state departments as outlined in this plan.

CONTINGENCY PLAN:

If any components of the pumps, tanks or pressure distribution was to fail the following would occur.

- Pump and haul until failure is corrected..

- Add pretreatment devices to rejuvenate the existing trenches.

SERVICE PROVIDERS

A qualified system maintainer shall perform the operation and maintenance of the septic system.

Documentation

Documentation shall be sent to:

Stantec
312 N. 5th Ave, Sturgeon Bay, WI 54235
Pete Hurth, P.E.
Sturgeon Bay, WI 54235
920-743-8211

Installing Plumber

Fill in name and phone # upon award of contract:

REGULATORY AGENCY:

Door County Sanitarian
421 Nebraska Street
Sturgeon Bay, WI 54235
920-746-2323

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES
Tim VanderLeest
2331 San Luis Place
Green Bay, WI 54304
920-492-5601



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: Mariah Goode, Director Door County Land Use Services Dept.
From: Greg Coulthurst, Conservationist
Date: 10/6/2021 *GC*
Re: Camp Zion – Dining Hall Storm Water Management Design

I have reviewed the Rain Garden Plans from Baudhuin Surveying & Engineering Dated September 29, 2021, and received by the SWCD on September 30, 2021, for the Camp Zion- Dining Hall Stormwater Management. The design directs 6,861 square feet of impervious areas to three rain gardens. The rain gardens have been designed to be 8 inches deep and have ponding areas of 612, 357, and 748 square feet. The proposed plans meet the WDNR Technical Standard 1009 and will be effective in addressing the aforementioned impervious runoff.

Please note I will need to conduct a site visit upon completion of the raingardens.

My approval of the aforementioned plan is thus granted.

Please contact me if you have any questions.



101 Second Ave. Suite A
Niwot, Colorado 80544-0036
Phone: 303.443.3750
Fax: 303.443.3803
email: info@fiasubdiv.com
www.fiasubdiv.com

Camp Zion
PROPOSED NEW DINING HALL
A0.10 - SITE PLAN
ELLISON BAY, WI

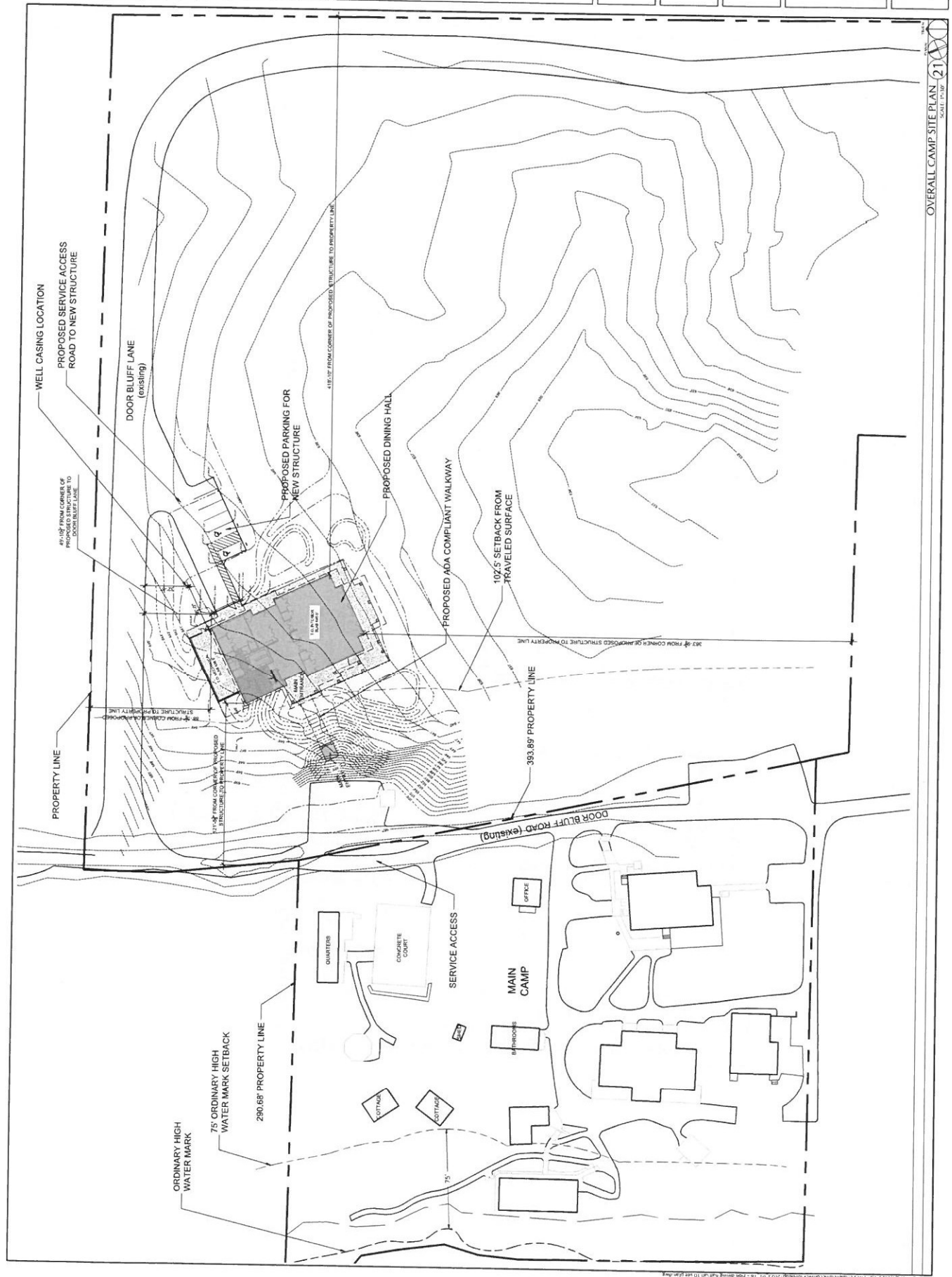
Owner:
Camp Zion
12701 Door Bluff Road
Ellison Bay, WI

Project Number:
LVA-1405
Project Phase:
dtd

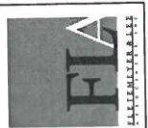
Drawn:
SBA
Checked:
TDL

Set Date:
09/23/2021
Project milestone
Revisions:
1/10/2021
01/24/2021
05/21/2021

A0.10



OVERALL CAMP SITE PLAN 21
SCALE: 1" = 100'



101 Second Ave, Suite A
Briarwood, Colorado 80544-0036
phone: 303.443.3750
fax: 303.443.3903
email: info@flaboulter.com
www.flaboulter.com



camp zion
PROPOSED NEW DINING HALL
ELLISON BAY, WI
A1.01 - LOWER LEVEL FLOOR PLAN

Owner:
Camp Zion
22701 Door Bluff Road
Ellison Bay, NY

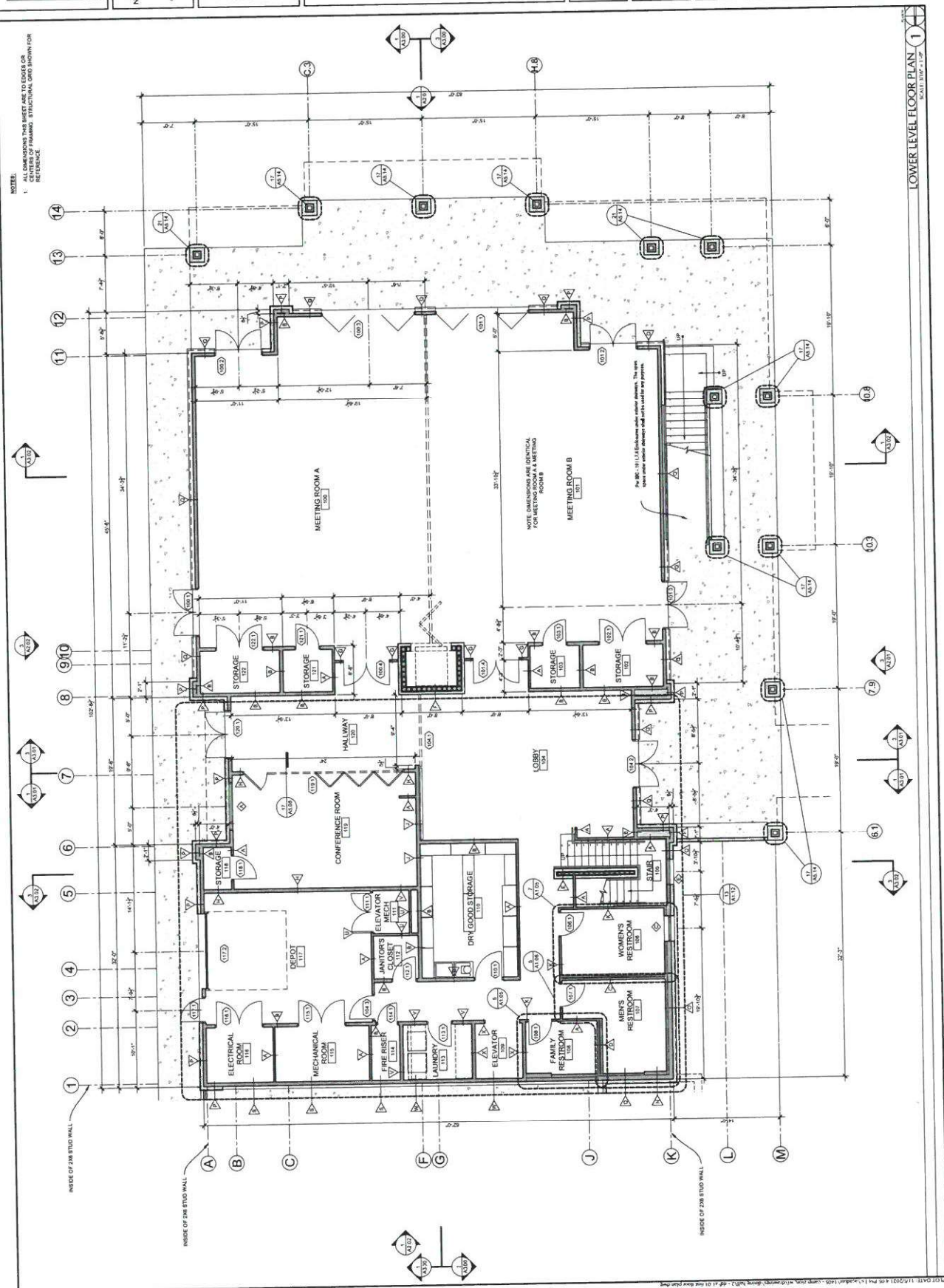
Project Number:
FLA1405

Project Phase:

Drawn: SRM
Checked: TDI

Set Date: 8/1/06/2021 3 project milestones

A1.01



101 Second Ave, Suite A
Boulder, Colorado 80544-0036
phone: 303.443.3750
fax: 303.443.3901
email: info@flaboulder.com
www.flaboulder.com



Camp Zion
PROPOSED NEW DINING HALL
ELLISON BAY, WI
A1.02 - MAIN LEVEL FLOOR PLAN

Owner:
Camp Zion
12701 Door Bluff Road
Ellenboro, N.C. 27440

Project Number:
FLA1405

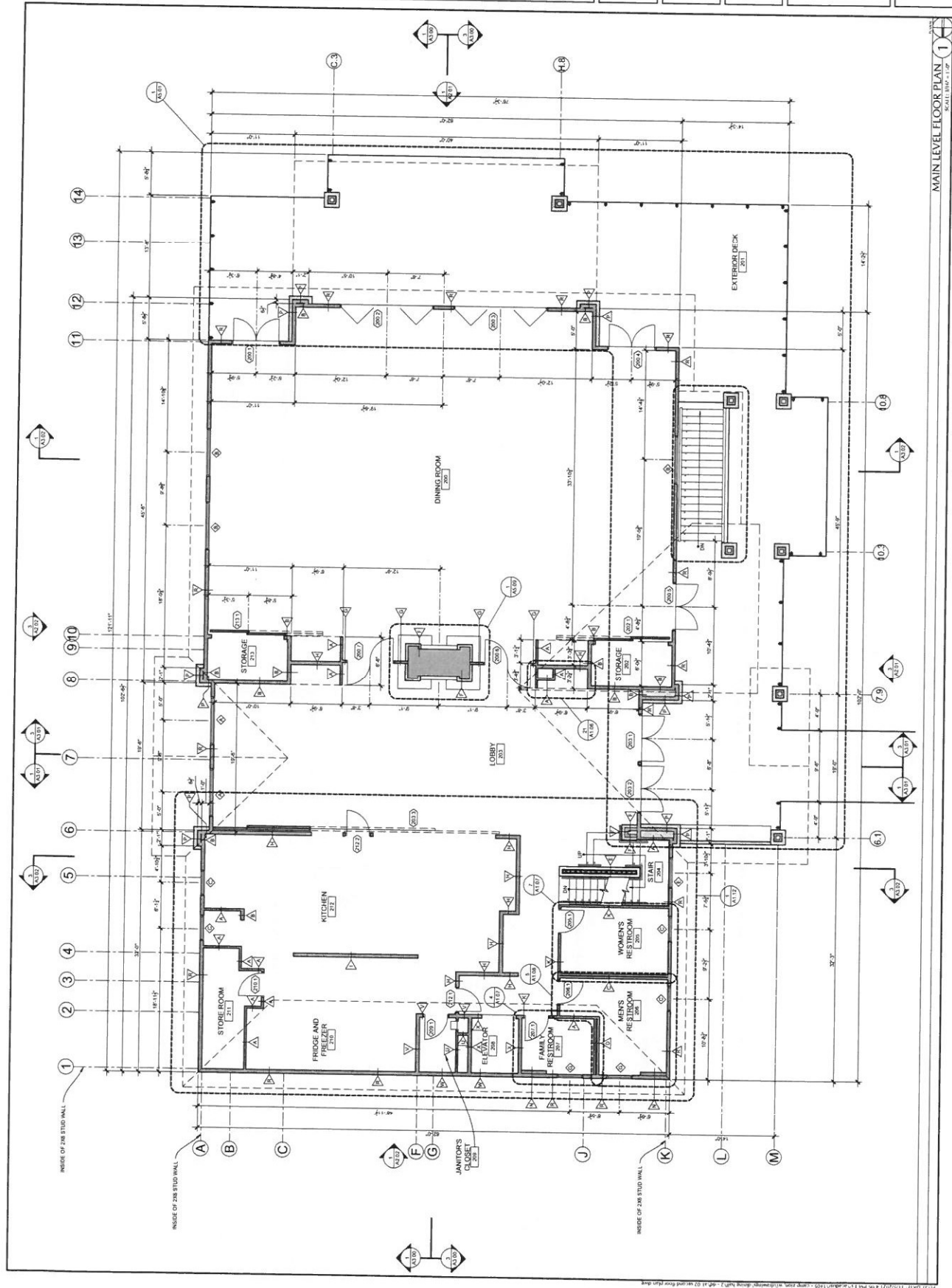
Project Phase:

Drawn: _____
SRM _____
checked: _____
TDL _____

Set Date: 1/08/2021 11 project milestones

Revisions:

A1.02



101 Second Ave, Suite A
Boulder, Colorado 80544-0036
phone: 303.443.3750
fax: 303.443.3903
email: info@laboulder.com
www.laboulder.com



Camp Zion
PROPOSED NEW DINING HALL
ELLISON BAY, WI
A1.03 - MEZZANINE FLOOR PLAN

Owner:
Camp Zion
12701 Door Bluff Road
Ellison Bay, Va

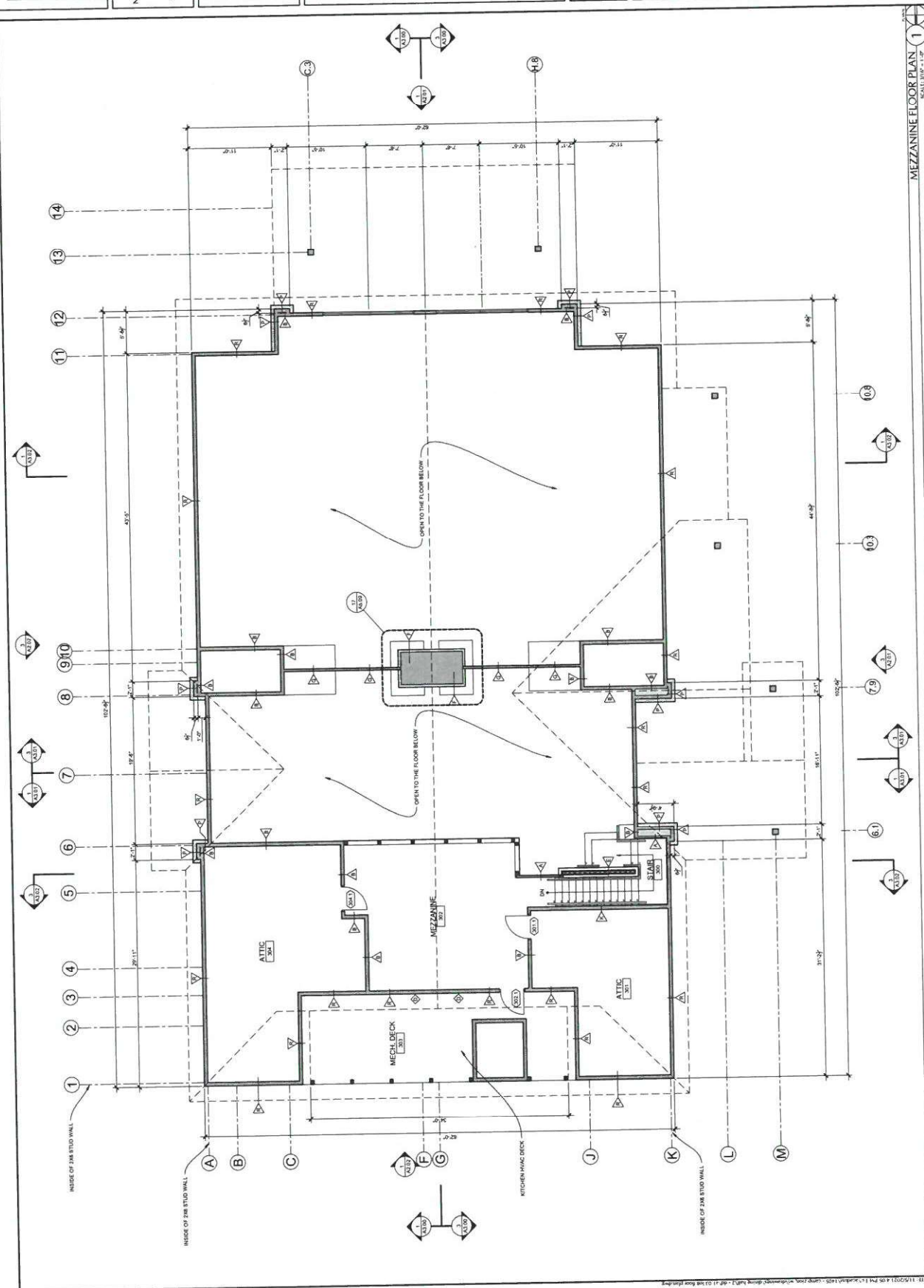
Project Number:
FLA1405

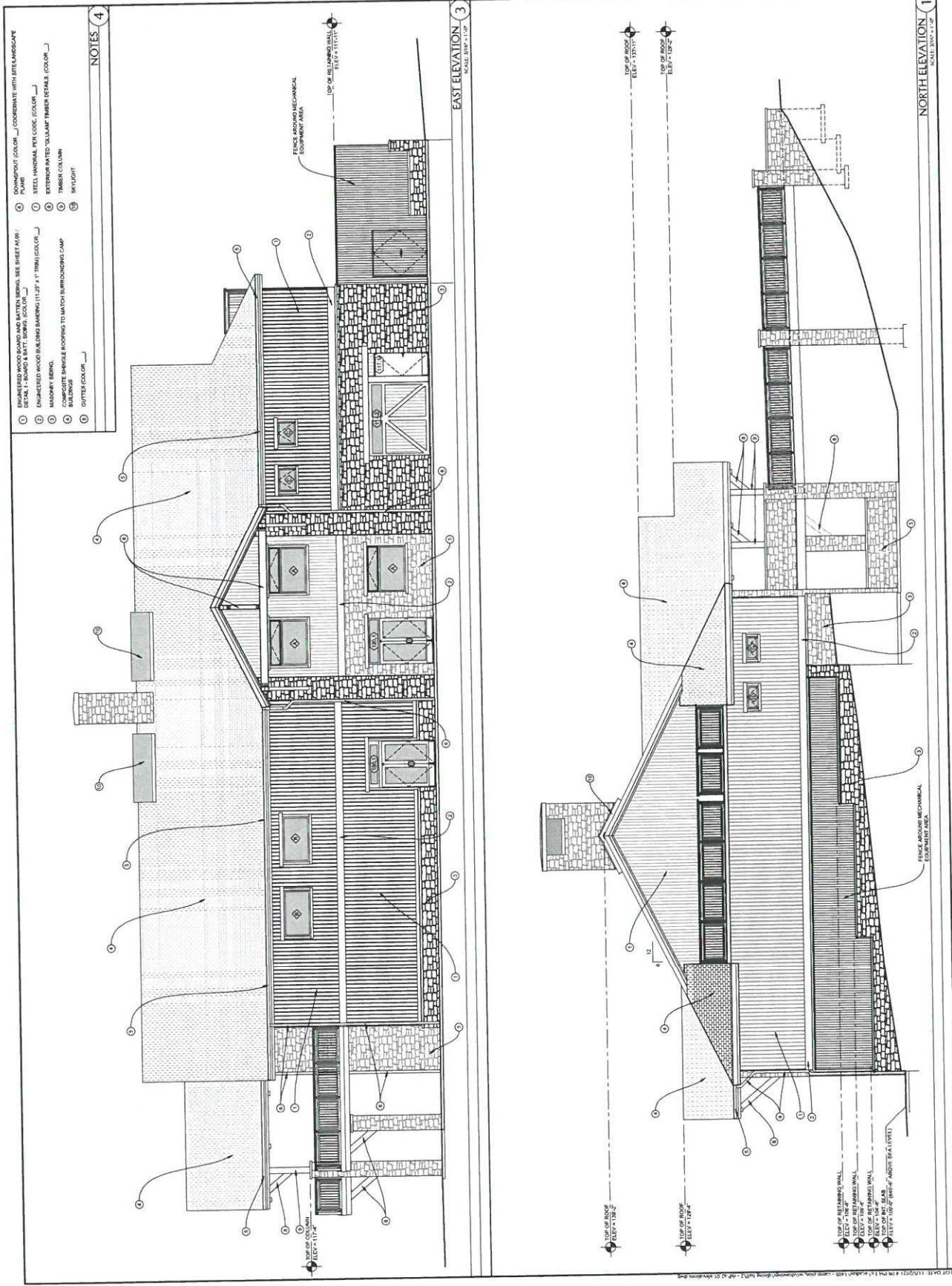
Drawn: SRM
Checked: TDI

Set Date: 11/05/2021 1 project milestones

Revisions:

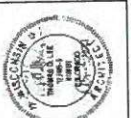
A1.03



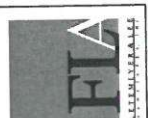


A2.02

Camp Zion
PROPOSED NEW DINING HALL
ELISION A.V.W.
A2.02 - ELEVATIONS



101 Second Ave. Suite A
Newport, Colorado 80844-0015
phone: 303.443.3750
fax: 303.443.3903
email: info@fialab.com
www.fialab.com



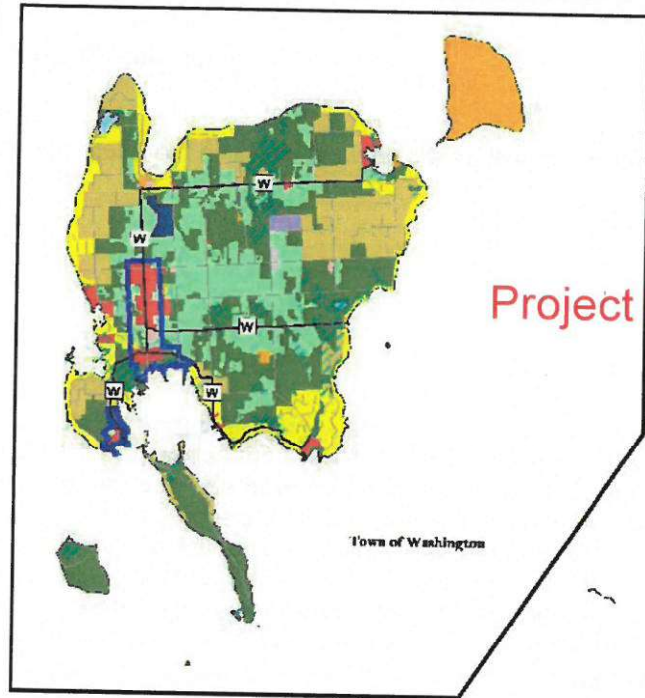


Door County Planning Dept.
141 Nebraska Street
Sturgeon Bay, WI 54285
(920) 746-8325
map.co.door.wi.us/planning

Door County Comprehensive and Farmland Preservation Plan 2035

Map 9.1(C): Future Land Use Northern Municipalities

153



This set of maps is a compilation of data gathered for evaluation purposes only.
Adopted by the Door County Board of Supervisors, December 16, 2014
Effective upon distribution per Wisconsin State Statutes, January 1, 2015

NOTE: Larger scale land use maps, including wetlands, may be viewed at:

map.co.door.wi.us/planning

or
Door County Planning Department
141 Nebraska Street
Sturgeon Bay, WI 54285

See Town of Washington Inset

Project Location

Future Land Use Categories

- Residential
- Rural Residential
- Mixed Commercial/Residential
- Commercial
- Industrial
- Transportation
- Communications/Utilities
- Governmental/Institutional
- Parks and Recreation
- Rural/Agricultural
- Woodland/Wetland/Natural
- Core Areas

Road Class

- State Highway
- County Highway
- Local Road

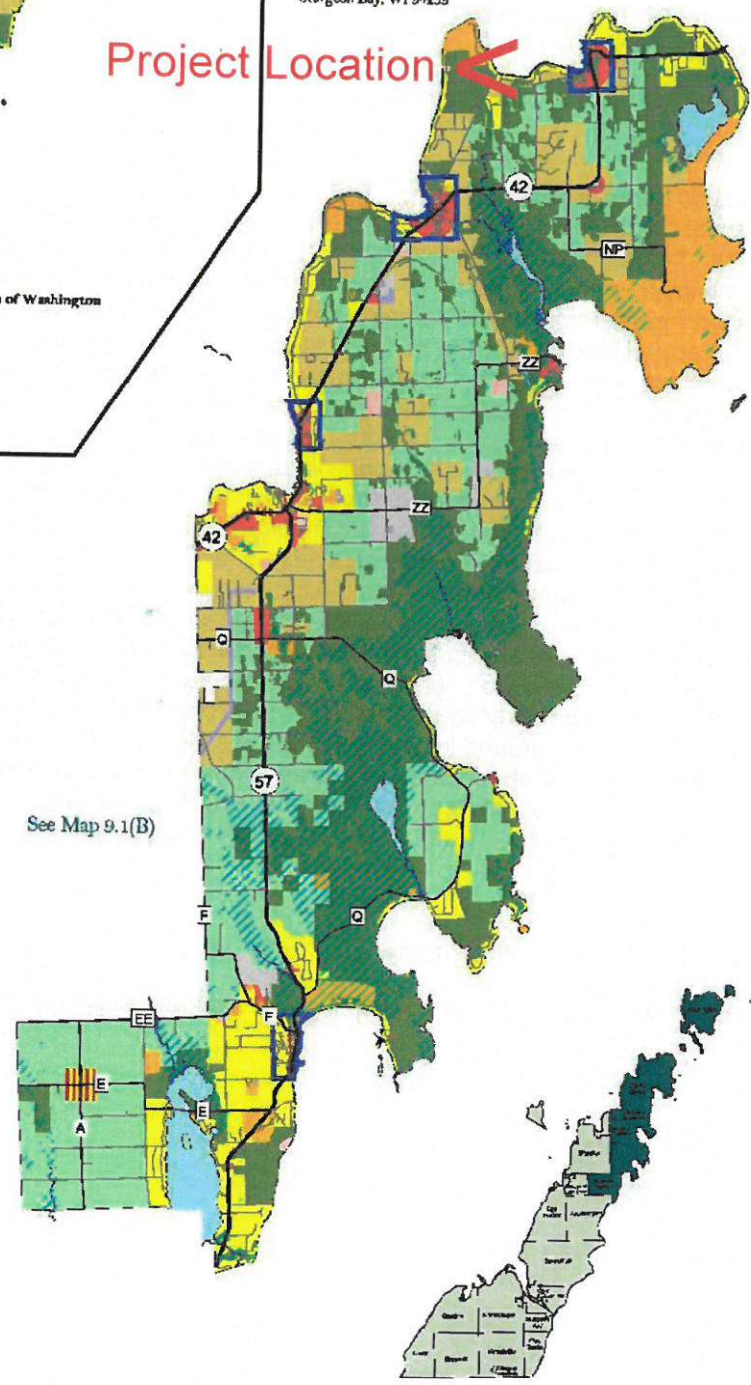
Water Bodies

- Major Wetland Areas
- Streams

See Map 9.1(B)



0 2 4 Miles





Fwd: Camp Zion

1 message

Matthew Gillmore <matthew.gillmore@gmail.com>
To: Dale Stewart <dalestew@campzion.com>

Wed, Jun 20, 2018 at 3:21 PM

This is from the DNR Forester and is some good information as well as will come in handy in the future for hearings.
----- Forwarded message -----

From: **Ruff, William R - DNR** <William.Ruff@wisconsin.gov>
Date: Mon, Jun 18, 2018 at 8:41 AM
Subject: RE: Camp Zion
To: Matthew Gillmore <matthew.gillmore@gmail.com>

Matthew, I enjoyed our visit at Camp Zion. The current wooded cover along the escarpment (primarily cedar) seems to be doing well at holding what little soil is present in place and erosion issues were not apparent. Sometimes trails can be a source of erosion but the current layout, the mulching you have done and overhead tree canopy are combining to minimize erosion effects. Your conservative approach of tree removal for creating a water view at the escarpment edge has also minimized potential problems. As we discussed, trying to establish ground cover under the heavy cedar canopy will most likely not be feasible due to the heavy shade. Areas of filtered sunlight hold more potential but were not abundant. On a similar note, the screening planting of evergreens along the adjoining private property/home will not be as effective under the current forest cover as it would be under more sunlit conditions. Balsam fir, white cedar and white pine are your best evergreen choices in a staggered planting configuration we discussed. What you will lack in fullness of individual tree foliage you can try and make up for in planting density. If moving trees on the property for screen planting, remember to try and get a good root-to-top ratio in the size trees you pick to move. We discussed the successional path of second growth hardwood stands noting that the shorter-lived sun-loving species present (aspen & birch) will continue to fall out of the stand in favor of trees that are longer lived and shade tolerant. The same holds true on the old field areas which have converted to cedar with some hardwoods mixed in. I've attached the crop tree release information we discussed to be applied during cutting of cedar posts & poles as well as firewood. It is applicable to both your hardwood and cedar stands. I did not see signs of Emerald Ash Borer yet but it will make its way to your woodlands and cause mortality. Should Camp Zion choose to actively manage the forest (thinning/harvesting) I've attached a Cooperating Forester Directory as a resource for professional forestry assistance in on-the-ground implementation. Also attached is information on Autumn Olive and Honeysuckle control. Fortunately, from our observations the area is currently relatively free of invasive species but you have firsthand knowledge of the problem they can become. Battling invasives early on can reduce spread and control efforts. If I missed anything or you need more information please get back in touch.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Bill Ruff

Phone: (920) 746-2880

william.ruff@wisconsin.gov

155

E Door Bluff Rd

Door Bluff Ln

Door Bluff Rd

d



SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (the "Agreement") is entered into by and between Camp Zion, Inc. (the "Camp"), on the one hand, and Door County, Wisconsin (the "County"), on the other (each, a "Party," and together, the "Parties").

WHEREAS, the Camp is a non-stock, not-for-profit religious organization incorporated under Ch. 181 of the Wisconsin Statutes;

WHEREAS, since 1947, the Camp has conducted a Christian camp for youth and adults on property located in the Town of Liberty Grove in the County, and to date has acquired and assembled approximately 31.41 contiguous acres shown on Exhibit A hereto (the "Property"), including a 2.95 acre parcel west of Door Bluff Road zoned SF30 under the Door County Comprehensive Zoning Ordinance (the "Zoning Ordinance") and 28.46 acres comprised of various parcels east of Door Bluff Road zoned HL3.5 under the Zoning Ordinance (the "HL3.5 Land");

WHEREAS, the Camp is classified as an institutional recreational camp under the Zoning Ordinance;

WHEREAS, in March, 2020, the Camp submitted a petition to the County for a variance and an application for a conditional use permit under the Zoning Ordinance, all in connection with the proposed construction of a new dining and fellowship center (the "Center") on the HL3.5 Land;

WHEREAS, in July 2020, the Door County Board of Adjustment (the "Board") denied the Camp's petition for a variance;

WHEREAS, in August 2020, the Camp commenced a lawsuit in the U.S. District Court for the Eastern District of Wisconsin against the County and Board, *Camp Zion, Inc. v. Door County, et al.*, Case No. 20-CV-1248-WCG (the "Lawsuit"), alleging, among other things, that the actions of the County and Board, including the Board's decision to deny the Camp's variance petition, constituted violations of the Religious Land Use and Institutionalized Persons Act of 2000, 42 U.S.C. §§ 2000cc, *et seq.* ("RLUIPA"), the Rehabilitation Act of 1973, 29 U.S.C. § 701, *et seq.*, the Americans with Disabilities Act, 42 U.S.C. § 12131, *et seq.* ("ADA"), the First and Fourteenth Amendments to the U.S. Constitution, and the laws and Constitution of the State of Wisconsin, all as set forth therein;

WHEREAS, in connection with the Lawsuit, the Camp has submitted, and the County has reviewed and approved a Master Site and Parking Plan for the entire Property (the "Site Plan"), attached as Exhibit A hereto and incorporated herein by reference, together with related submissions;

WHEREAS, the intent of this Agreement is to fully and finally resolve and compromise all claims, known or unknown, of the Camp related to the matters expressly at issue in the Lawsuit and to settle all claims arising from the transaction of events giving rise to the Lawsuit that were brought or could have been brought related to the subject matter of the Lawsuit, subject to this Agreement and the terms and conditions contained herein;

WHEREAS, the County has determined, based on the provisions of the Zoning Ordinance and the standards set forth in RLUIPA, the ADA, the constitutions and laws of the United States and the State of Wisconsin, and the case law interpreting said constitutions and laws, that no variance under the Zoning Ordinance is necessary in connection with the construction and use of the Center and Property as proposed and that construction and use of the project as

proposed satisfies the requirements under the Zoning Ordinance for the issuance of the requested conditional use permit; and

WHEREAS, recognizing the risks and costs inherent in litigation, and recognizing the particular risks and costs arising from the Lawsuit, the Parties now wish to enter into this Agreement resolving these matters, including the Lawsuit and the underlying dispute, in their entirety;

NOW, THEREFORE, in consideration of the foregoing recitals and the conditions, covenants, and agreements set forth below, the amount and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Conditional Use Permit. Upon the filing of the Stipulation of Dismissal by the Parties pursuant to paragraph 8, the County shall immediately issue to the Camp a conditional use permit (the "CUP") in the form attached hereto as Exhibit B for the construction and use of the Center and Property consistent with the Site Plan, Exhibit A, and the other supporting materials submitted by the Camp to the County.
2. Release by Camp. Effective at the time of and upon condition of the filing of the Stipulation of Dismissal by the parties pursuant to paragraph 8, the Camp and its current and former parent companies, subsidiaries, affiliates, related companies, divisions, successors, predecessors, assigns, owners, shareholders, directors, officers, employees, agents, representatives, attorneys, and all other persons acting by or on behalf of them (together, "the Releasing Parties") hereby release, waive, and forever discharge the County and its past and present boards, departments, agencies, offices, divisions, commissions, committees, elected officials, employees, agents, representatives, contractors, insurers, and attorneys, including but expressly not limited to the Board (the "Released Parties"), from any and all claims, liability, causes of action, demands, obligations, actions, agreements, promises, damages, costs, fees, and expenses of every kind and nature whatsoever, past and future, whether in law or in equity, and whether now known or that could have been known, arising from any event (i) occurring on or before the date this Agreement is executed and (ii) relating to the Lawsuit or the events at issue in or giving rise to the Lawsuit.
3. Indemnity and Hold Harmless: Camp. The Camp shall indemnify and hold harmless the Released Parties from any and every claim or demand of every kind and character covered by the Release set forth in paragraph 2 above or relating to or arising from a failure by the Releasing Parties, or any of them, to comply in all material respects with any other covenant or agreement as set forth herein.
4. Non-assignment. The Camp represents and warrants that as of the date of this Agreement it has not sold, assigned, conveyed, granted, or otherwise transferred to any other person or entity (corporate or natural) any claims, demands, actions, or causes of action encompassed by the matters released herein which, but for such assignment, would be hereby released and discharged, and that it has done no act and has not refrained from acting in any manner so as to provide a basis for or to otherwise give rise to any such claim, demand, action, or cause of action by any other such person or entity.
5. Camp Authority. The Camp represents and warrants that it possesses the sole and full authority to enter into this Agreement and to lawfully and effectively release the Released Parties to the full extent set out herein, free of any rights of settlement, approval, subrogation, or other condition or impediment. This undertaking includes specifically, without limitation, the representation and warranty that no third party has now acquired or will acquire rights to present or pursue any

claims arising from or based upon the claims and rights released herein.

6. County Authority. The County represents and warrants that it possesses the sole and full authority to enter into this Agreement and to lawfully and effectively grant the approval and permit for construction and use of the Center and Property provided herein and to make such grants and determinations conclusive upon the County.

7. No Admission of Liability. The Parties agree and acknowledge that the terms of the Agreement represent the compromise of disputed claims, and nothing in this Agreement shall be treated as evidence of liability, nor as an admission of liability or responsibility or fault, by any of the Parties.

8. Dismissal of the Lawsuit. Pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii), the Camp agrees to join and file a Stipulation of Dismissal, dismissing the Lawsuit with prejudice and without costs to any Party, as provided in this paragraph 8, and the Camp further agrees to take any steps necessary to secure said dismissal or have its counsel do so.

9. Covenant Not to Sue: Camp. The Camp agrees that the Releasing Parties will forever refrain and forbear from commencing, instituting, or prosecuting any other lawsuit, action, or other proceeding, in law, equity, or otherwise arising from any event (i) occurring on or before the date this Agreement is executed and (ii) relating to the Lawsuit or the events at issue in or giving rise to the Lawsuit.

10. Non-reliance. The Parties expressly assume the risks that the facts or law may be, or may become, different from the facts or law as presently believed by the Parties. The Parties represent that they have had the opportunity to consult with, and have consulted with, counsel regarding this Agreement. The Parties acknowledge that their adversarial relationship precludes any obligation of disclosure.

11. Effect of Settlement. Nothing in this Agreement shall preclude or affect the right of the Camp to apply for and obtain approvals or permits for other development and uses of its Property outside the scope of this Agreement to which the Camp may be entitled under the Zoning Ordinance or the constitutions and laws of the State of Wisconsin and the United States.

12. Recitals. The Recitals to this Agreement are accepted as true and correct and are adopted and made part of this Agreement.

13. Entire Agreement. The Parties represent and agree that no promise, inducement, or agreement other than that expressed herein has been made to them and that this Agreement, including the exhibits attached hereto, which are fully incorporated herein by reference, is fully integrated, supersedes all prior agreements and understandings, and contains the entire agreement between them with respect to the subject matter hereof.

14. Voluntary and Informed Assent. The Parties represent and agree that they have read and fully understand this Agreement, that they are fully competent to manage their own personal and business affairs and to enter into and sign this Agreement, and that they are executing this Agreement voluntarily, free of any duress or coercion.

15. Governing Law. The laws and constitution of the State of Wisconsin shall apply to and control any interpretation, construction, performance, or enforcement of this Agreement.

16. Construction. This Agreement shall be construed as a whole according to its fair meaning and as if the Parties jointly prepared it, and any uncertainty or ambiguity shall not be interpreted against any one Party.

17. Modification. This Agreement shall not be modified except in writing signed by the Parties or their authorized representatives.

18. Severability. The Parties agree that if, for any reason, a provision of this Agreement shall be held unenforceable or materially limited, in part or in whole, by any court of competent jurisdiction, this Agreement shall be automatically conformed to the law or to said court's determination and shall thereafter be construed and applied to achieve the Parties' purposes, and the Parties further agree that this Agreement shall otherwise continue in full force and effect. Notwithstanding the foregoing, if due to such holding the Camp's right or authority to proceed with construction and use of the Center and Property as proposed and provided in the Exhibits is materially frustrated or lost or either Party suffers other material failure of consideration, then at the option of the Party proving such material adverse effect or frustration or loss of consideration, this Agreement (including, without limitation the Recitals, the Release by the Camp in paragraph 2 and the Covenant Not to Sue in paragraph 9) shall be deemed null, void, rescinded, and of no further force or effect, and all applicable statutes of limitation shall be deemed tolled as of the date ten (10) days prior to commencement of the Lawsuit.

19. Number. Whenever applicable within this Agreement, the singular shall include the plural and the plural shall include the singular.

20. Headings. The headings of paragraphs herein are included solely for convenience of reference and shall not control the meaning or interpretation of any of the provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, and all counterparts so executed shall constitute one agreement binding on the Parties, notwithstanding that all the parties are not signatories to the original or the same counterpart. Facsimile or pdf. signatures shall be accepted the same as an original signature. A photocopy of this agreement may be used in any action brought to enforce or construe this Agreement.

22. Remedies and No Waiver. Either party may enforce this Agreement or any term thereof as permitted by an action at law. No failure to exercise and no delay in exercising any right, power, or remedy under this Agreement shall impair any right, power, or remedy which any Party may have, nor shall any such delay be construed to be a waiver of any such rights, powers, or remedies or an acquiescence in any breach or default under the Agreement, nor shall any waiver of any breach or default of any Party be deemed a waiver of any default or breach subsequently appearing.

23. Future Assurances. The Parties agree to execute such additional documents and perform such further acts as may reasonably be necessary to give effect to the purpose of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this Settlement Agreement and Release as of the date below.

THIS IS A RELEASE. READ CAREFULLY BEFORE SIGNING.

Date: September __, 2021

On Behalf of Camp Zion, Inc.:

Name: _____

Title: _____

Date: September 20, 2021

On Behalf of Door County, Wisconsin:

_____

Kenneth Pabich

Door County Administrator

Date: September 20, 2021

On Behalf of Door County, Wisconsin:

_____

Grant P. Thomas

Door County Corporation Counsel

IN WITNESS WHEREOF, the Parties have executed this Settlement Agreement and Release as of the date below.

THIS IS A RELEASE. READ CAREFULLY BEFORE SIGNING.

Date: September 30, 2021

On Behalf of Camp Zion, Inc.:



Name: Kenneth Langley

Title: Chairman, Board of Directors

Date: September 30, 2021

On Behalf of Door County, Wisconsin:

Kenneth Pabich

Door County Administrator

Date: September 30, 2021

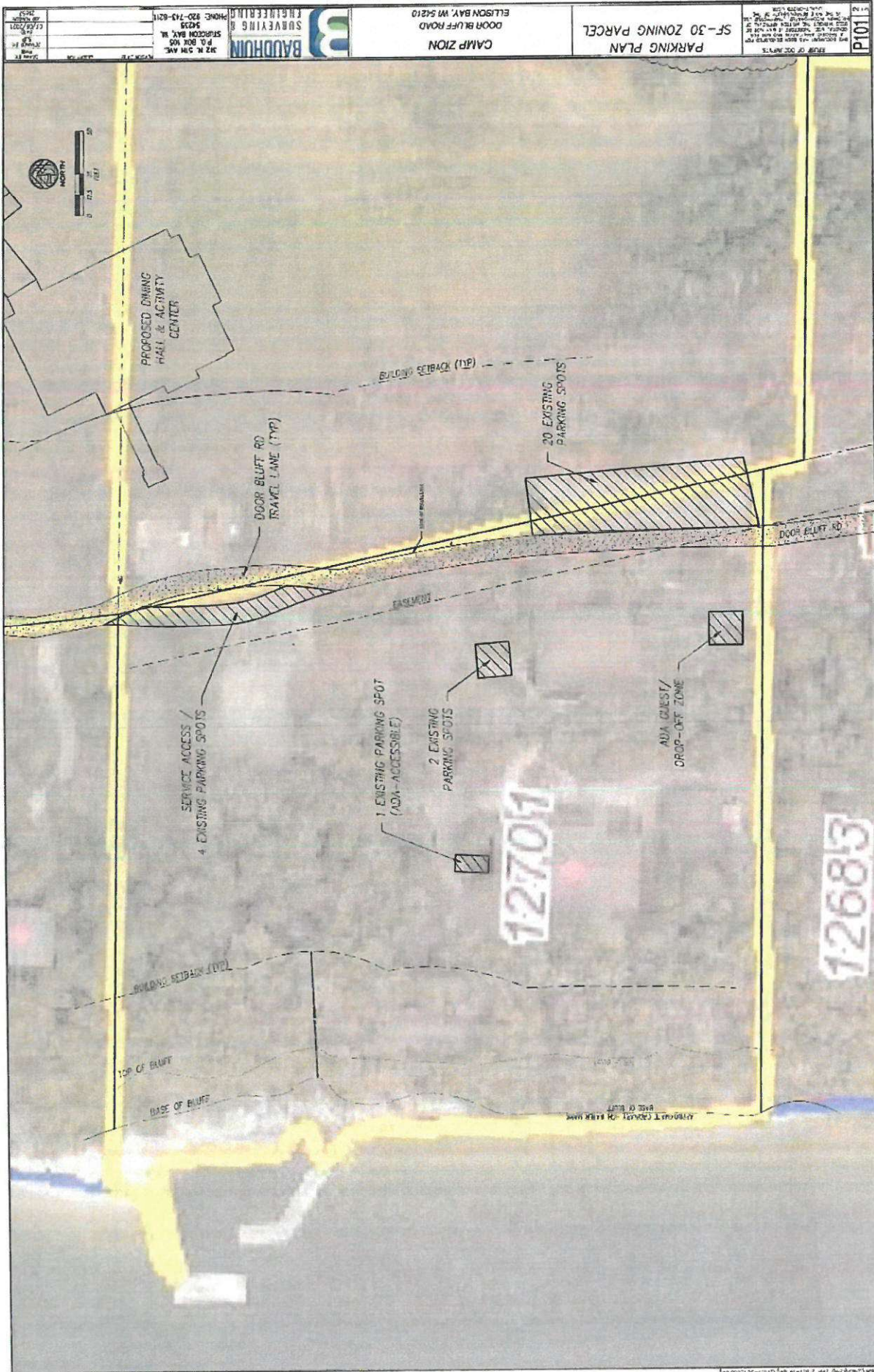
On Behalf of Door County, Wisconsin:

Grant P. Thomas

Door County Corporation Counsel

Settlement Agreement Exhibit A

(Master Site & Parking Plan)







County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Phone: (920) 746-2323

FAX: (920) 746-2387

Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

Door County Conditional Use Permit

Date of issuance and filing: October 1, 2021

Parcel number: 018-02-02322821A1 &
018-04-35332814A2

Municipality: Liberty Grove

Site Address: Across from 12701 Door Bluff Road
(address not yet assigned to project property)

Property owner: Christian Catholic Church (a.k.a.
Camp Zion, Inc.)

Applicant: Dale Stewart, Director

Zoning Administrator: Mariah Goode

Permit type: Conditional Use Permit

Project description: Establishment of a new building with a footprint in excess of 5,000 square feet for dining, meeting, recreation, education & other activities customary for a religious Institutional Recreation Camp.

Related Litigation: This Conditional Use Permit is issued in accordance with a *Settlement Agreement* in "*Camp Zion, Inc. v. Door County Board of Adjustment, et al*", Case No. 20-CV-1248, USDC EDWis.

General Terms and Conditions

- All aspects of the project shall comply with all applicable county zoning ordinance provisions. The activity authorized by this permit is only that for which the permit was applied.
- This permit shall expire consistent with the provisions of § 11.04(7) of the Comprehensive Zoning Ordinance.
- A Certificate of Compliance is required upon project completion; structures may not be occupied or used until one is obtained. Please call Land Use Services for an inspection.
- Any structure(s) located and/or use(s) established shall be per plans submitted and approved.
- Acceptance of this permit shall be deemed acceptance of all conditions herein or in any associated correspondence.

Section 59.694(10), Wis. Stats. provides: "*Certiorari. A person aggrieved by any decision of the board of adjustment, or a taxpayer, or any officer, department, board or bureau of the municipality, may, within 30 days after the filing of the decision in the office of the board, commence an action seeking the remedy available by certiorari. The court shall not stay the decision appealed from, but may, with notice to the board, grant a restraining order. The board of adjustment shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies thereof. If necessary for the proper disposition of the matter, the court may take evidence, or appoint a referee to take evidence and report findings of fact and conclusions of law as it directs, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or partly, or may modify, the decision brought up for review.*"

Town permit(s) may be required:
Call Liberty Grove Building
Inspector Brett Temme at (920)
495-1863. For new driveways call
the Town Office at (920) 854-2934.

Zoning Administrator Signature

Door County Conditional Use Permit

Date of issuance and filing: October 1, 2021

Parcel number: 018-02-02322821A1 &
018-04-35332814A2

Municipality: Liberty Grove

Site Address: Across from 12701 Door Bluff Road
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Property owner: Christian Catholic Church (a.k.a.
Camp Zion, Inc.)

Applicant: Dale Stewart, Director

Zoning Administrator: Mariah Goode

Permit type: Conditional Use Permit

Project description: Establishment of a new building with a footprint in excess of 5,000 square feet for dining, meeting, recreation, education & other activities customary for a religious Institutional Recreation Camp.

Permit-Specific Conditions:

1. A regular zoning permit authorizing construction of the subject building shall be obtained within twelve months of the issuance of this conditional use permit, and construction must begin within twelve months of the issuance of the regular zoning permit.
2. Before issuance of the regular zoning permit authorizing construction, all Camp Zion-owned parcels zoned HL3.5 shall be combined into one tax parcel with one legal description.
3. Before issuance of the regular zoning permit authorizing construction, floor plans showing all areas of Camp Zion being used for sleeping shall be filed with the Land Use Services Department. Sleeping spaces are defined to include indoor and outdoor accommodations used by or provided for campers, employees, volunteers, and others, as well as any camping units (tents, RVs, camping trailers, etc.) which may be established on or brought to the site.
4. Consistent with the applicable provisions of the Comprehensive Zoning Ordinance, Camp Zion's total capacity shall be limited to 157 persons.
5. Before issuance of the regular zoning permit authorizing construction, appropriate approvals shall be obtained from the Sanitarian Division of the Land Use Services Department.
6. A storm water runoff control plan shall be reviewed and approved by the Soil & Water Conservation Department and shall be installed and maintained per that department's approval.
7. Before issuance of the regular zoning permit authorizing construction, approval of the storm water runoff control plan shall be obtained from the Soil & Water Conservation Department.
8. If the project will require a land disturbance permit, that permit approval shall be obtained in conjunction with the regular zoning permit for construction of the subject building.
9. The project shall comply with all applicable local, state, and federal building codes and ordinances.
10. 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.

11. All vehicles using the subject property at any given time shall be accommodated by off-street parking on Camp Zion properties. Parking space provision on the parcels zoned HL3.5 shall be as depicted on the site plan submitted by Camp Zion in conjunction with the final site plan for the building.
12. Camp Zion will use its best efforts to direct camp traffic onto Door Bluff Lane, including but not limited to the posting of appropriate signage at the intersection of Door Bluff Road and East Door Bluff Road and the intersection of East Door Bluff Road and Door Bluff Lane directing camp traffic to utilize Door Bluff Lane.
13. Vegetative screening shall be installed and maintained as required by the Comprehensive Zoning Ordinance standards for large buildings.
14. Camp Zion will comply with all applicable noise ordinances and will have no amplified sound outdoors between the hours of 11:00 p.m. and 7:00 a.m.
15. Camp Zion will not use exterior portions of the subject building (decks, patios, etc.) for organized camp activities or large group gatherings after 11:00 p.m.
16. Upon completion of the subject building, the existing dining hall on the parcel zoned SF30 may only be used for those activities described within the conditional use permit application "narrative" (specifically, a camp canteen, lounge areas, space for indoor games and recreation, camp offices, meeting spaces, a first aid station, or staff and guest quarters) or that are otherwise customary for institutional recreational camps, subject to any approvals required under the Comprehensive Zoning Ordinance. Nothing in this paragraph shall affect any legal non-conforming use status on the parcel zoned SF30.
17. The use of camping units (tents, RVs, camping trailers, etc.) shall comply with all applicable regulations under the Comprehensive Zoning Ordinance.
18. Significant vegetation removal may be restricted by standards under the Shoreland Ordinance or the Comprehensive Zoning Ordinance. Any such activities should first be discussed with Land Use Services Department staff to ensure ordinance compliance.
19. Camp Zion shall obtain permits for additional recreational facilities as may be required under the Comprehensive Zoning Ordinance.
20. An affidavit shall be recorded with the Register of Deeds to provide successors in interest notice of the conditional use permit, conditions, and requirements.
21. The project shall be completed within three years from issuance of the conditional use permit.

Door County

Permit Number: S-21-0034

169

STATE SANITARY PERMIT

PARCEL OWNER: CHRISTIAN CATHOLIC CHURCH

SYSTEM TYPE: Mound <= 24 in. of suitable soil

PLUMBER: Steve Parent **LICENSE #:** 6583

PARCEL ID: 0180202322821A1

PARCEL ADDRESS:

John Teichtler

10/05/2021

jteichtler@co.door.wi.us
Authorized Issuing Officer

Date

Expiration Date: 09/25/2023

CHAPTER 145.19(3m), WISCONSIN STATUTES:

- (A) The purpose of the sanitary permits is to allow installation of the private sewage system described in the permit.
- (B) The approval of the sanitary permit is based on regulations in force on the date of approval.
- (C) The sanitary permit is valid and may be renewed for a specified period.
- (D) Changed regulations will not impair the validity of a sanitary permit.
- (E) Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought, and that changed regulations may impede renewal.
- (F) The sanitary permit is transferrable. History 1977 c.168; 1979 c.34,221; 1981 c.314

Note: If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.

POST IN PLAIN VIEW

VISIBLE FROM THE ROAD FRONTING THE LOT, DURING CONSTRUCTION.

Door County Land Use Services Dept., Sanitarian Division: County Government Center, 421 Nebraska Street, Sturgeon Bay, WI 54235
Phone: (920) 746-2308 FAX: (920) 746-2387 Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

DIVISION OF INDUSTRY SERVICES
141 NW BARSTOW ST, 4TH FLOOR
WAUKESHA, WI 53188

Contact Through Relay

<http://dsps.wi.gov/programs/Default.aspx>

www.wisconsin.gov

Tony Evers, Governor

Dawn Crim, Secretary



October 6, 2021

CUST ID No.: AFF- 3929864

T David Lee

101 Second Ave, PO Box 36

Niwot, CO 80544

Municipal Clerk

Anastasia Bell

11161 Old Stage Rd

Sister Bay, WI 54234-9634

PERMISSION TO START CONSTRUCTION

SITE:

Camp Zion

12701 Door Bluff Rd

Liberty Grove, WI 54210 Door County

FOR:

Facility Information:

12701 Door Bluff Rd

Liberty Grove, WI 54210 Door County

Code Applies Date: 10/05/2021

Object Type: Building

Building Name: Camp Zion Dining Hall

Major Occupancy: A-2 - Dining & Drinking Assembly

Class of Construction: VB - Combustible Unprotected Construction

Building Review Type: New

Plan Type: Full/Complete Building

Total Floor Area in Sq Ft: 12656.0

Sprinklered Type: NFPA 13

Occupancy: None

Allowable Area Determined By:

Structural Components Included in Review: truss, roof;truss, floor;structural steel;laminated wood

Identification Numbers
Transaction ID No.: DIS-102146676
Site ID No.: SIT-92773
Please refer to both identification numbers, above, in all correspondence with the agency.

The Department of Safety and Professional Services has received construction plans for review for the subject project, submitted in accordance with the provisions of SPS 361.32, accompanied by the owner's request to begin construction work on the footings and foundations prior to departmental review and approval.

This letter will serve as the department's permission to the local building officials to allow construction of the footings and foundations only, for the subject project prior to review and approval by this department.

NO REVIEW OF THE SUBMITTED DOCUMENTS HAS BEEN UNDERTAKEN BY THE DEPARTMENT AT THIS TIME FOR CODE COMPLIANCE.

In accordance with the provisions of the owner's signed request to begin construction prior to departmental review and approval, the owner will be required to make any changes after the plans have been reviewed, and to remove or replace non-code complying parts of the foundations and/or footings.

Prior to the start of construction, all applicable building permits should be obtained from the local authorities having jurisdiction in accordance with local laws and ordinances. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

DEPARTMENT CONDITIONS

1. If this project is in an unsewered area, a sanitary permit must be obtained prior to the issuance of a local building permit.
2. This permission is only for footing and foundation work. Construction of the remainder of the building shall not take place prior to departmental review and conditional approval of the construction plans.
3. If this construction project will disturb one or more acres of land, a Water Resources Application for Project Permits (WRAPP) (previously known as the Notice of Intent) shall be filed with the Department of Natural Resources prior to any land-disturbing activities. More information regarding the DNR's permitting requirements for runoff management for construction sites can be found at the DNR's website, <http://dnr.wi.gov/topic/stormwater/construction/>
4. This "**Permission to Start**" does not include permission to install any underground plumbing, including sanitary/storm sewers, or water or mains. All projects needing submittal per SPS Tables 382.20-1&2 must have complete plumbing plans, application, and fees submitted and approved prior to commencement of any plumbing work.
5. A copy of the plans that were submitted to our agency for which this Permission to Start was issued shall be kept on the jobsite with this letter.
6. **IBC 1809.4** - Exterior wall and column footings shall be at least 12 inches below grade and shall extend below the frost line of the locality. The designer is cautioned that the actual frost depths for that locality may extend deeper than the footing depths indicated on the submitted plans. Where applicable, the requirements of Section 1809.5 shall also be satisfied.

IBC 1809.5 - Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality,
2. Constructing in accordance with ASCE 32.

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead. Please refer to **Transaction ID No. referred to in the regarding line** when making an inquiry or submitting additional information.

Sincerely,

Cynthia Becker
cynthia.becker@wisconsin.gov

cc: Chad Rothmeier, DIS Inspector
 Dale Stewart
 T David Lee



County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Phone: (920) 746-2323
FAX: (920) 746-2387
Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

Door County Comprehensive Zoning Permit

Date of issuance and filing: November 12, 2021
Parcel number: 018-02-02322821A1
Municipality: Liberty Grove

Site Address: Across from 12701 Door Bluff Road
(address not yet assigned to project property)
Property owner: Christian Catholic Church (a.k.a.
Camp Zion, Inc.)
Applicant: Dale Stewart, Director
Zoning Administrator: Mariah Goode

Permit type: Regular zoning permit

Project description: Construction of a new building for dining, meeting, recreation, education & other activities customary for a religious Institutional Recreation Camp.

General Terms and Conditions

- All aspects of the project shall comply with all applicable county zoning ordinance provisions. The activity authorized by this permit is only that for which the permit was applied.
- This permit shall expire consistent with the provisions of § 11.01(4) and (5) of the Comprehensive Zoning Ordinance.
- A Certificate of Compliance is required upon project completion; structures may not be occupied or used until one is obtained. Please call Land Use Services for an inspection.
- Any structure(s) located and/or use(s) established shall be per plans submitted and approved.
- Acceptance of this permit shall be deemed acceptance of all conditions herein or in any associated correspondence.

Zoning Administrator Signature

Town permit(s) may be required:
Call Liberty Grove Building
Inspector Brett Temme at (920)
495-1863. For new driveways call
the Town Office at (920) 854-2934.

Door County Comprehensive Zoning Permit

Date of issuance and filing: November 12, 2021
Parcel number: 018-02-02322821A1
Municipality: Liberty Grove

Site Address: Across from 12701 Door Bluff Road
(address not yet assigned to project property)
Property owner: Christian Catholic Church (a.k.a.
Camp Zion, Inc.)
Applicant: Dale Stewart, Director
Zoning Administrator: Mariah Goode

Permit type: Regular zoning permit

Project description: Construction of a new building for dining, meeting, recreation, education & other activities customary for a religious Institutional Recreation Camp.

Permit-Specific Conditions:

See the October 1, 2021 conditional use permit for the conditions pertaining to this project.

DIVISION OF INDUSTRY SERVICES
10541N Ranch Road
Hayward, WI 54843
Contact Through Relay
<http://dsps.wi.gov/programs/Default.aspx>
www.wisconsin.gov
Tony Evers, Governor
Dawn Crim, Secretary



November 29, 2021

CUST ID NO.: AFF- 3929864
T David Lee
101 Second Ave - PO Box 36
Niwot, Colorado 80544

ATTN: Buildings & Structures Building Inspector

MUNICIPAL CLERK
Anastasia Bell
11161 OLD STAGE RD
SISTER BAY, WI 54234-9634

CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 11/29/2023
CODE APPLIES: 10/05/2021

MUNICIPALITY:
Town OF Liberty Grove
DOOR COUNTY

SITE:
Camp Zion
12701 Door Bluff Rd
Liberty Grove, WI 54210

FOR:
12701 DOOR BLUFF RD, LIBERTY GROVE 54210

Object Type: Building
Building Name.: Camp Zion Dining Hall
Major Occupancy: A-2 - Dining & Drinking Assembly
Class of Construction: VB - Combustible Unprotected Construction
Building Review Type: New
Plan Type: Full/Complete Building
Total Floor Area in Sq Ft: 12,656
Sprinklered Type: NFPA 13
Occupancy: None
Allowable Area Determined By:
Structural Components Included in Review: None

(Please forward a copy of this letter to the fire department conducting inspections of this project.)

Identification Numbers

Plan Review No.: CB-112101518-PRB
Application No.: DIS-102146676
Site ID No.: SIT-92773

Please refer to all the above identification numbers in all correspondence with the Department.

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality **PRIOR** to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

SUBMIT:

- **SPS 361.30(3)** - Submit, prior to installation, fire alarm plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A fire alarm plan submittal may be

made on the DSPS website. Note that per SPS 361.30(4), the submission and approval of fire alarm system plans is not required for a project involving 20 or fewer alarm devices located in an existing fire alarm system. 175

- **SPS 361.30(3)** - Submit, prior to installation, fire suppression plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A fire suppression plan submittal may be made on the DSPS website. Note that per SPS 361.30(4), the submission and approval of fire suppression system plans is not required for a project involving 20 or fewer sprinkler heads to an existing automatic fire sprinkler system.
- **SPS 361.30(3)** - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DSPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.
- **SPS 361.30(3)** - This approval does not include any kitchen hood. Kitchen hood plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation. Tempered make-up air may be required. The submitted plans shall match the approved building plans. Building Designer: Per IMC 507.9, Type I kitchen exhaust hoods shall have a minimum clearance of 18 inches from combustibles unless meeting an exception. For application of the IMC, gypsum board is considered a combustible material. The building, HVAC and the hood designers are reminded to coordinate efforts on this issue and others.
- **SPS 361.30(3)** - This review does not include approval for elevator/escalator/lift indicated on your plans. Licensed elevator or lift contractor must submit plans for approval through the Division of Industry Services or cities of Milwaukee or Madison if within those jurisdictions. Building designers are reminded that buildings 4 or more stories above or below grade plane or more, as well as R-2 occupancies, CBRFs, outpatient clinics, nursing homes, jails, I-4 daycare facilities, and hospitals are required to have an elevator capable of accommodating an ambulance-type stretcher by IBC 3002.4. See IBC Ch. 30 for additional requirements including requirement for a drain or sump for any elevator pit. Note that s. SPS 318.1702 of the Elevator Code prohibits the passage through toilet rooms, sleeping rooms, dressing rooms or locker rooms to access the elevator machinery room or to use the machinery room to access other spaces or mechanical systems not serving the elevator. For submittal requirements click on forms at our web home page <https://dspd.wi.gov/Pages/Programs/Elevators/Default.aspx> Questions: Contact Brian Rausch at (262) 521-5444, or send an email to Brain.Rausch@wi.gov
- **SPS 361.30(3)** - Submit, prior to installation, one set of properly signed and sealed truss plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A truss plan submittal may be made on the DSPS website. Note as per SPS 302.31(1)(d)4. the fee for a structural component submitted after project completion shall be an additional \$250.
- **SPS 361.30(3)** - Submit, prior to installation, one (1) set of properly signed and sealed laminated wood plans, calculations substantiating the design, and a completed SB-118 application form including this transaction number and signed by the building designer to Industry Services, P.O. Box 7162, Madison WI 53707-7162. Note as per SPS 302.31(1)(d)6. the fee for a structural component submitted after project completion shall be an additional \$250.
- **SPS 361.30(3)** - It has been determined that this building will include 16 or more plumbing fixtures, thus plumbing plans must be submitted and approved prior to installation. Review Tables SPS 382.20-1 & 2 for specifics on plumbing plan submittal. You may contact any general plumbing plan reviewer at: 608-266-9647.
- **SPS 361.31(2)** - Lighting plans, including both Emergency Egress (IBC) & Energy Conservation (IECC), are no longer required to be submitted to the department for review and approval. However, the requirements in both codes must still be met. One (1) set of plans, calculations and/or fixture cut-sheets with all items stamped and signed by a WI registered professional as required by SPS 361.20 & 361.31(1) shall be on-site and made available to inspection by the Department or its authorized representative.

KEY ITEM(S):

- **SPS 361.31** - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

- **IBC 713.12** - Shaft enclosures that do not extend to the underside of the roof deck shall be enclosed at the top with a floor/ceiling assembly of the same fire-resistance rating as the topmost floor penetrated by the shaft, but not less than the fire-resistance rating required for the shaft enclosure.
- **IBC 2610.2** Light-transmitting plastic skylights shall be mounted above the plane of the roof on non-combustible curbs 4 inches above the roof, unless the roof has a maximum 3:12 slope.
- **IECC Table C402.4** - Provide windows and skylights which do not exceed the prescribed maximum U-factors and Solar Heat Gain Coefficients (SHGC) listed in this table.

REMINDERS:

- **IBC 2204.1/SPS 362.2204(1)** - The details of design, workmanship and technique for welding, inspection of welding, and qualifications of welding operators shall conform to the requirements of the specifications listed in IBC sections 2205, 2206, 2207, 2209 and 2210. Note: The rules pertaining to registration of structural welders are specified in ch. SPS 305. Provide a licensed structural welder (as issued by the WI Dept. of Safety & Professional Services) for areas of the building where structural welding will occur. The name of the worker and proof of licensure shall be made available to the Dept. representative upon request.
- **IFGC 602/IFGC 603/IFGC 604/IFGC 605/IMC 902/IMC 903/IMC 904/IMC 905/IBC 2100** - Provide fireplaces and stoves that meet the requirements, as appropriate, in the IMC Ch. 8 & 9 (if wood, corn, pellets are used as a fuel), IBC Ch. 21, and IFGC Ch. 6 (if a fuel gas is used).
- **IMC 507.2** - A Type I kitchen exhaust hood shall be provided over cooking equipment which produces grease laden vapors and shall comply with all requirements for hood construction, exhaust rate, and enclosure. Fire suppression shall be addressed. The make-up air that is not part of a short cycle hood system, must be tempered air. See IMC 508. The building and the HVAC designers are reminded to coordinate efforts. HVAC component plans addressing the installation of the type I kitchen exhaust hood and associated exhaust duct shall be submitted and conditionally approved as part of the HVAC plans or as part of a separate HVAC submittal prior to any future installation.
- **SPS 361.36(1)(a) & (b)** - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

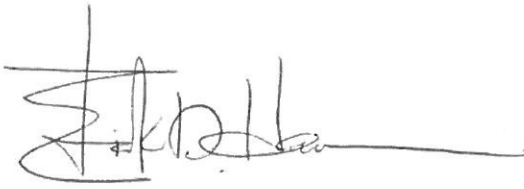
In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

Note: Owner is reminded that submittal of a Compliance Statement by a Supervising Professional for all aspects of the building project shall be required to be provided to the State DSPS Office and the local jurisdiction prior to occupancy.

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead.

Sincerely,



Fee Required: \$875.00
Fee Received: \$875.00
Balance Due: \$0.00
Refund Expected: \$

177

Erik D. Hansen, RA
Building Systems Consultant – Senior
Commercial Building Inspector
Phone: 715-634-3026
Email: erik.hansen@wisconsin.gov

cc:

Chad Rothmeier, DIS Inspector, 608-438-5255
ATIS ELEVATOR INSPECTORS LLC, DIS External Inspector,
Dale Stewart
T David Lee

*****NOTICE: To better serve our customers in a more equitable manner Effective July 6th the Department has changed the requirements to comply with an Additional Information (AI) Letter from 30 business days to 15 business days. The designer has until 15 business days from the date of the original AI letter to provide acceptable follow-up information to the Department. If no conditional approval actions occur by the end of the 15th day, the plans will be denied.

Additionally, we will require a submitter's checklist to be filled out, signed, and submitted with all plan submissions. Links for the new submitter's checklist for: Commercial Building/HVAC, Fire Protection/Fire Alarm, Plumbing*****



Town of Liberty Grove

We're Like Nowhere Else

June 20, 2023

To: Dale Stewart, Camp Zion, Inc, on behalf of Christian Catholic Church

Re: Conditional Use Application parcel # 018-02-02322821A1 Across Door Bluff Road and East of 12701 Door Bluff Road

This letter comes to you as notice that the Town of Liberty Grove has received a copy of your application for a Conditional Use Permit to construct an Institutional Recreation Camp facility on its property located on the east side of Door Bluff Road.

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, July 12, 2023, beginning at 6:00 PM at the Liberty Grove Town Hall at 11161 Old Stage Road. The Plan Commission will hear comments on this application and make a recommendation to the Door County Resource Planning Committee.

You or your representative may attend this meeting on July 12th and comment on this application. If you cannot attend the meeting, you may send comments to the Town at the address below, by fax to 920-854-7366, or by email to tlibertygrove@gmail.com. Written, faxed, and emailed comments will be accepted up until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall on Old Stage Road, by requesting a PDF file of the application from the Town Office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,

Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove



Town of Liberty Grove

We're Like Nowhere Else

June 20, 2023

To: Adjacent landowners of Dale Stewart, Camp Zion, Inc, on behalf of Christian Catholic Church
Parcel # 018-02-02322821A1 Across Door Bluff Road and East of 12701 Door Bluff Road

Re: Conditional Use Permit Application

This letter comes to you as notice that Dale Stewart, Camp Zion, Inc, on behalf of Christian Catholic Church has submitted an application to the Door County Resource Planning Committee for a Conditional Use Permit to construct an Institutional Recreation Camp facility on its property located on the east side of Door Bluff Road. The building would be used for dining, meetings, recreation, education, and other activities customary for an Institutional Recreation Camp.

The Town Plan Commission will discuss and act on this application at a meeting to be held Wednesday, July 12, 2023, beginning at 6:00 PM at the Liberty Grove Town Hall at 11161 Old Stage Road. The Plan Commission will hear comments on this application and make a recommendation to the Door County Resource Planning Committee.

You or your representative may attend this meeting on July 12th and comment on this application. If you cannot attend the meeting, you may send comments to the Town at the address below, by fax to 920-854-7366, or by email to tlibertygrove@gmail.com. Written, faxed, and emailed comments will be accepted until 4:00 PM on the day of the Plan Commission meeting. Documents relating to this project are available for inspection at the Liberty Grove Town Hall, by requesting a PDF file of the application from the Town Office, or at the Door County Government Center at 421 Nebraska Street in Sturgeon Bay.

Sincerely,

Anastasia Bell, Clerk/Treasurer
Town of Liberty Grove