



Winter 2005 Newsletter

PROPERTY OWNERS ASSOCIATION

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

MESSAGE FROM OUR PRESIDENT

By Mike Standish

The sailors, golfers, and tourists have about packed it in, their place being taken by hunters. Cross-country skiers, ice fishermen, and snowshoers are at the ready. It's the start of a quiet period on the peninsula, a time appreciated by local residents. Many of our summer residents are back to their primary homes with others traveling to warmer climates to brave the winter.

Local people tend to go away for vacations in March – our “unlocking” period. This is the muddy transition between snow and the appearance of Trillium in the woods. But, I'm happy to report, your Steering Committee never sleeps. Active in all seasons, they represent some of the best people the community has to offer. Leaving the board are Betty Parsons, Jim Bunning and Shirley Pickering. Betty and Jim will become emeritus members and still contribute. Shirley will call me from out-of-state and let me know what she hears. Our newly elected members – George Neal, Lisa Frederick, and Russ May – all will contribute greatly to BSPOA.

Our annual meeting at Horseshoe Bay was very well attended with over 80 members present. Total membership has now grown to about 180 properties. Generous donations jump-started our water-testing project for 2005. Bill Parsons

spoke at our meeting and kept us intrigued with the stories of Palmer Johnson and yacht sales to kings and barons of industry. Many thanks for the success of the meeting go to Deborah Mancuso, Betty Parsons, and Bryan Troutman.

We will continue to do the “same old” thing of attending local and countywide government meetings, making sure BSPOA's objectives and thoughts are expressed to these elected officials. In other news, your board will be involved in the Door County Triathlon scheduled for July 24th. We will expand our cleanup of Bay Shore Drive next spring to cover 13 miles of roadway. You will be encouraged to participate in the Blufflands work parties and invasive species eradication. We have also formed a Political Issues sub-committee to identify and actively involve it (and our members) in issues that affect our community.

We know our members care about our neighborhood and the entire county. In the coming year you will be solicited to contribute money for our water-testing project. You will be asked to contribute your time for a variety of good causes that will improve our peninsula. The community appreciates all of your support and contributions.

EGG HARBOR INCREASES SPENDING BY 9.2%

By Mike Standish

The Town of Egg Harbor voted to increase the 2005 budget to \$628,000 from an estimated \$575,000 in 2004. Actual spending in 2003 was \$394,000. The budget for 2005 is a 59% increase from 2003 actual.

Major new expenditures include a \$66,000 increase in the fire department budget, from \$63,500 in 2004 to \$128,600 in 2005. Agreed upon in conjunction with the Village of Egg Harbor, the funds represent the Town's portion for the purchase of a new fire truck. Only three of the Town's five Supervisors supported the purchase of the truck.

The Board was asked by a representative of BSPOA for an explanation for the huge two-year spending increase. The Board responded that 2003 actual spending was \$100,000 less than budgeted. When told this still represented a 27% increase from 2003, a significantly higher level than inflation, the Board expressed surprise.

BSPOA asked the Board to keep in mind the heavy tax burden of its members and attempt to minimize spending increases in the future.

OUR NEWSLETTER ANGEL

Newsletter printing is often a large expense for any organization and BSPOA was no exception. However, in the past few years Bay Shore Drive property owners Mark and Bob Goldsmith of Gateway Business Systems, Inc. have contributed the newsletter printing free of charge. This generous donation allows BSPOA to keep the dues at a very affordable \$15 per year and use resources for other activities and projects. The thanks of the entire membership goes out to the Goldsmiths.

SEVASTOPOL TAX- PAYERS DODGE 2005 BULLET— BUT LOOK OUT FOR 2006+

By Terry Lappin

The annual, late December Christmas card from the county arrived on time and, as usual, contained the annual property tax increase. This year's increase isn't too bad, about 4% overall (for those in the Sturgeon Bay school district). The 2005 tax for the County and Sevastopol actually decreased slightly thanks to some restraint, at least by the Sevastopol Town Board led by Leo Zipperer.

However, the overall tax increase is still above the inflation rate and there are signs of significantly higher increases in the future. First, the amount of our income tax money the state returns to us is decreasing—about a 6% decrease since 2002. Listening to the state politicians, further reductions would not be surprising. Second, the County has increased staffing significantly and those costs will hit starting next year.

Third, the County and Sevastopol tax levy increases for 2005 were significantly reduced by using excess reserves to pay 2005 expenses. For Sevastopol, \$100,000 of our reserve was used to reduce the tax levy by about 20%. In other words, if we did not have the excess reserves, our Sevastopol tax would have increased by about 20%. If we spend at the budgeted rate in 2005, there will not be excess reserves available to keep the tax levy down for 2006. To avoid a large tax increase for 2006 may require a significant reduction in expenses.

Tax discussions start in October and it will be important that you make your views known in the future by attending the tax workshops.

Also see the Budget Highlights 2005 article on page 6.

SENSITIVE DEVELOPMENT ALONG BYPASS CORRIDOR REQUIRED

By Betty Parsons

Last August, the BSPOA Steering Committee opposed the request of Steve Laubenstein to obtain a permit that would rezone his property on State 42-57 from 'countryside' to 'commercial center'. The permit request, after first being denied by the Sevastopol Planning and Zoning Committee, was then approved by the Sevastopol Town Board and the Door County Resource Planning Committee and was approved by the Door County Board of Supervisors. Granting the permit, which ignored the Door County Comprehensive Plan, set a precedent and opens the door to other developers, who will undoubtedly request the same zoning in the corridor.

The next time you cross the bypass bridge to the northern part of the peninsula, note the generally rural character of land on both sides of the road going north of Zahn's Green Thumb and the Laubenstein property to the Mill Super Club. Likewise, note the development at the south entrance to Sturgeon Bay, and you will understand why BSPOA opposed the zoning request.

The stretch of rural landscape north of the



This? Cluttered, fragmented commercial development at the south entrance to Sturgeon Bay.

bypass reflects a dimension of Door County's beauty and spirit and speaks to the county's history. It also serves as a welcoming entrance for visitors and residents alike to northern Door and is one of the reasons the county is treasured by so many.

It is the responsibility of elected individuals making development decisions to be thoughtful of our precious, fragile inheritance or it will be destroyed. By acting thoughtfully and with sensitivity, future generations will say we were good stewards of the land and that we developed to protect Door County's natural heritage.



Or this? Peaceful, naturally rural landscape north of town along the 42-57 bypass corridor.

BLISS — A LOG CABIN

As told by Homer Bliss to Barb Bunning

A family built a log cabin—and there begins a story of Cedarcliffe at 5505 Bay Shore Drive. Clarence (Ducky) and Oma Holmes labored long and hard on the 1946 construction of their 18' X 24' one room cedar log cottage. Most of the logs for the structure were cut right from the property and then stripped of bark. Though he had no prior experience, Ducky was good with an axe. The logs were carefully dried and fitted together for wall and ceiling joints. Forcing oakum into the cracks with a chisel and hammer provided the airtight chinking between the logs.

The Holmes family cooked outside and enjoyed the beach and water. Space was tight with two children in the family, however, so in 1947 children Calvin and Barbara and friends, Elsa and Howard Nopenz, worked to add on a bath, kitchen and bedroom on the south side. Later two small bedrooms were added on the north end to increase the comfort level even more, thus creating a 27' by 45' cabin. The family sold the property in 1952.

Oma built the artistic fireplace from stone found on the property and around the back roads of the area. Ducky mixed and carried the mortar for building, but she carried out the artistic placement and setting of the stones. Frustration set in when work gloves seemed to be hindering her artwork, so they were thrown aside. Working directly with the lime-based mortar resulted in her hands being worn raw and bleeding. The hard working Holmes made quite a talented pair. (A miniature model of the cabin space is pictured within this history.)

In 1959 the water supply was

still pumped up from the bay and boiled for drinking, but a well supplied the water from 1960 on. Homer Bliss purchased the property in 1963



and used it as a summer home for many years. Like much of Door County, this shore property is built on solid rock and provides north, west, and south bay views. The lot is pie shape that provides lots of shoreline and a more narrow part on the road, allowing for privacy and plenty of garden space.



Early on Homer planted many little trees at the cost of 25 cents each which now fill the property with tall, stately pines. The entire space is filled with beautifully planned natural gardens, flowers and native plantings in artistic arrangements. Native stone is strategically placed for walks and accents walls.

Planning in 2002 to move to Door County year around, Homer updated and improved the property. And improve it he did! A screen porch/storage space to the bay side was remodeled into a cozy dining room. A large deck was added behind and reaches out in a prow shape toward the water. The kitchen and bathroom were completely remodeled, heating was added, a combination office/laundry room was crafted, providing efficient cabinet and desk space, and skylights were added to the living room ceiling. A two-car garage was constructed, surrounded by a circular driveway lined with large native rock boulders. A log shed now holds yard and maintenance tools.

Some years ago a slowly moving car on the road caught Homer's attention. It turned out to be the Holmes' daughter, Barbara Holmes Lindquist, who all those years ago helped to build the log cabin. She shared with Homer a video that followed the logs on the ground all the way through the step-by-step construction of the house. It shows like a primer in log home construction. 1940's model cars go by on the road as the family ingeniously hauls large rocks using two tree limbs as a carrying devise.

The video shows the family fun after a day of hard work. They ice fish in winter, drag a freshly cut Christmas tree to the cabin, rock in a hammock, fish from a rowboat, read on the beach, cook on and sit around the campfire, collect driftwood on shore and dive into the water from the dock. Photos show trees being pulled through the woods, chinking put between logs, and men evenly sawing off roofing board edges. Building scenes are interspersed with many beautiful sunset views—the priority of scenery and family is clear. I felt like an eavesdropper as I watched them dancing on the rocks after carefully crafting the home all day.

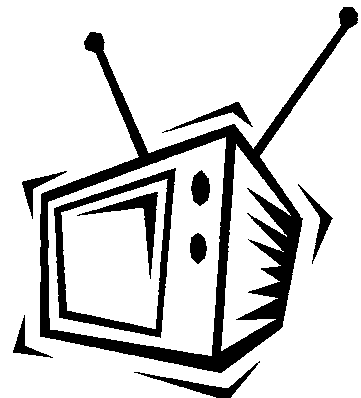
Homer is fortunate to have this 1940's pictorial history of his property, a real treasure. He has added to the treasure by improving the property so that others can appreciate it for many years to come.

WHAT HAPPENED TO SEVASTOPOL TOWN CABLE?

You might notice that Sevastopol's cable community access TV channel 19 no longer carries concerts, Maritime Museum shows, art gallery talks, or military videos. Also gone are all public service announcements about neighborhood association meetings, as well as church and community activities. Even school events are not aired or announced.

This is due to a decision made by the Cable Committee and endorsed by the Town Board to eliminate all material except local government videos to reduce the workload of the school administration or whoever was responsible for the project. Unfortunately all Sevastopol residents with cable suffer. The school seems to have shown little interest in using the cable channel for educational, information, and town activity purposes. Or it could be that there aren't available personnel at the school to cover the responsibilities involved in airing the cable channel.

If the latter is so, our idea would be to call on qualified volunteer town residents to help out with the project. Volunteers help out in many ways with the school classes and activities, why not for the TV channel? The Town's Cable Committee, headed by Supervisor Tom Girman, is reported to be working on a solution to restore the station to its original intent.



WHAT IS CLADOPHORA?

And why do I need to know? You might not recognize Cladophora (clad-OFF-er-uh) on sight, but you might have noticed a strange odor along the Green Bay shoreline in summer. It is a green, branched plant that grows in long strands and is located naturally along many Great Lakes' coastlines. It is commonly found in mats of algae that float on the surface of the water and wash on shore. It's good to know that it does not produce toxins.

It grows on submerged rocks, logs or other hard surfaces. Wind and wave action can cause the algae to break free from the lake bottom and push the plants on shore. Once there, they decay and release a pungent septic odor that many people confuse with sewage. The odor is strongest in August and September.

Why is Cladophora around here?

Zebra mussels are abundant in the near shore waters in Lake Michigan and Green Bay. They eat by filtering suspended material out of the water, which then dramatically improves the clarity of the lake water. As water clarity improves, more sunlight penetrates deeper into the lake. This increases the available Cladophora habitat. Zebra mussels may also promote Cladophora growth by depositing nutrient-rich waste onto the lake bottom.

Warmer average summer temperature could lead to increased Cladophora growth. Another factor has been declining lake water levels. That creates a larger area with suitable rocky habitat on the bottom of the water—thus more accessible for Cladophora growth.

Oh, no! What can I do?

We can all play a role in reducing the "food" that fuels the growth of Cladophora and other nuisance algae. Here are a few things that could help the situation

- * Maintain your septic system.
- * Prevent soil erosion on construction sites and farms.
- * Keep livestock and manure out of waterways.

- * Use phosphorus-free lawn fertilizers, being careful not to spread onto sidewalks or driveways.
- * Install vegetated buffer strips along shorelines
- * Compost leaves and grass clippings.

For more information, contact the Wisconsin Department of Natural Resources.

TOWN OF SEVASTOPOL 2005 BUDGET HIGHLIGHTS

- \$900,300 Total Budget
- \$493,411 Tax Levy – Approved 11/15/04
- \$1.22 mil rate – vs. 1.23 in 2004
- \$1000 contribution toward continuation of Beach Contamination Source Project
- \$50,000 from Undesignated Reserve to establish a Town Hall Building Fund if the present arrangement with Sevastopol is no longer available
- \$283,000 for Fire Protection
- \$250,000 for Road Construction plus \$35,000 for Road Maintenance
- \$35,000 for Snow Removal
- \$20,000 added to Property Re-Valuation Fund. Revaluation may be necessary in 2006-07. Last revaluation was 1998.
- \$15,000 for Town Comprehensive Plan (Smart Growth)

REMODELING AND RENOVATING

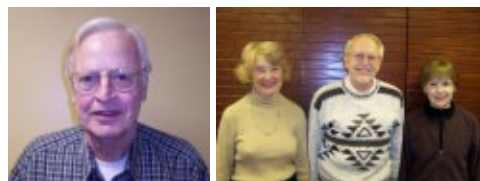
Check with the County Planning Department before taking the first step. The old adage applies in reverse: Ask permission first and you won't need to ask forgiveness. Variances after the fact are usually not granted.

The complete text of the Planning & Zoning ordinance is available online and is text-searchable at www.doorbell.net.

BSPOA 2004 - 2005 OFFICERS AND STEERING COMMITTEE

The following members were elected to terms of leadership in BSPOA for the year running from September 2004 through the September 2005 annual meeting. Please address questions and comments for our association on e-mail to BSPOA@aol.com or by phone to steering committee members listed below. (Area codes are 920, addresses are Sturgeon Bay unless otherwise indicated.) We value your input.

PHOTO CAPTIONS: Top picture, front row L to R: Mary Law, Mike Standish, Lisa Frederick, Nancy Buhl, Deborah Mancuso. Back row L to R: George Neal, Bryan Troutman, Terry Lappin, Bob Graef. Trio picture, L-R: Peg Mason, Russ May, Betty Parsons. Single picture: Tom Mason. Not shown: Barb Bunning.



ChairmanMike Standish
Vice Chairman.....Barbara Bunning
SecretaryPeg Mason
TreasurerBob Graef

One Year Term

Barbara Bunning	4227 Bay Shore Dr.	746-4025
Mary Law	5551 Bay Shore Dr.	743-2072
Deborah Mancuso	5828 Sunset Lane.....	743-5582
Bryan Troutman	2800 Blackhawk Rd., Wilmette, IL.....	847-256-6146
	5787 Bay Shore Dr.	743-9088

Two Year Term

Nancy Buhl	4575 Laurie Lane	743-3227
Peg & Tom Mason	6983 Bay Shore Dr.	868-1301
Mike Standish.....	5979 Bay Shore Dr	743-3993

Three Year Term

Lisa Frederick*	4392 Bay Shore Dr.	746-8333
Bob Graef	5451 Bay Shore Dr.	743-8455
George Neal*	6148 Bay Shore Dr.	743-1756
Russ May*	4998 Bay Shore Dr.	746-8964

Emeritus Members

Jim Bunning	4227 Bay Shore Dr.	746-4025
Terry Lappin	4379 Bay Shore Dr.	743-9517
Corky McWey	5413 Bay Shore Dr.	743-3481
Betty & Bill Parsons	4147 Bay Shore Dr.	743-2303

*New to Steering Committee

GOOD WATER TESTING RESULTS

By Tom Manthey

The 2004 Water Testing Program conducted by BSPOA volunteers in cooperation with the Door County Department of Soils and Waters and the U of W - Oshkosh Biology and Microbiology department was successfully completed.

BSPOA had a total of about 20 volunteers who came through 100% of the time when called upon to help. In addition, we had an excellent response from the membership in raising the funds necessary for the program and are pleased to report that the project finished the year in the black.

E-coli testing was conducted from selected spots on the shore between the Sturgeon Bay city limits and Murphy Park from mid-June through August. The results gained from once a week testing during the summer were encouraging in that most testing was within normal parameters. A few spikes showed up, some immediately after a heavy rainfall, but overall results showed lower e-coli levels than at Door County public beaches. It is hoped that an expanded program next year, as suggested by the

coordinating groups, will further solidify the 2004 findings. Experts tell us that one year of testing provides only a baseline result.

The association is reviewing the 2005 proposal, and it is hoped that the expanded program can go forward. Additional sources of funds beyond our membership contributions are being explored. In any event, be assured that we are prepared to go full steam ahead if resources are available. Two days a week from 6/13 to 8/25/05 for testing at six sites would cost \$1980, with three days a week testing at a cost of \$2970. There might be an extra charge if testing were required for additional rain episodes.

We would like to thank Tom Manthey and Rich Ritchie for their generous donations of time and resources organizing beforehand and working throughout the testing season.

We would welcome donations for the 2005 water testing program to assure that the complete testing can go forward and valid results for the two year cycle can be compiled.

Please complete and send the form below to help fund or test in the 2005 water testing program.

Name _____ Email _____

Address _____

_____ Phone _____

I wish to donate funds \$_____ I wish to participate in testing_____

Thank you for your participation in this important project.

Return this form to: **BSPOA, Box 556, Sturgeon Bay, WI 54235**

INVASIVE SPECIES: WHAT CAN I DO?

By Barbara Bunning

Invasive species. We have written about this topic previously, and I know it isn't gardening or yardwork season. Why mention it again? Save this information until plantings come up in the spring and look for trouble spots on your property and in your garden.

If you look up the word "invasive," you'll find it defined in terms of cancerous growths or military forces. Both a weed and an invasive (non-native) plant are "plants out of place," but an invasive plant encroaches into forests, roadsides, and prairies where it goes unchecked. The ramifications of invasive plants are so much more ominous than that of weeds because they can and do destroy the natural diversity of native vegetation. The "invasives" take over and crowd out the plants that have been indigenous to this area for eons. (Invasive Plants Association of Wisconsin)

Many invasive plants get their foothold through well-meaning gardeners who introduce the species as a lovely accent to their gardens. However, many of these plants come from foreign lands or states and do not have the natural controls (insects, fungi or diseases) in Door County that a native plant has. They first take over the garden, then via wind and runners in the ground spread far and wide.

What invasive species to look for in Door County: Purple Loosestrife, Reed Canary Grass, Giant Hogweed, Garlic Mustard, Common Buckthorn, and Honeysuckle (the latter three are also invaders of Wisconsin's forests and can push out wild flowers). Some of them are pretty, but these invaders shade out native vegetation and can impact the long-term forest and landscape survival.

What Can I Do?

- ✓ Learn what these invasive species look like.
- ✓ Use alternatives in your garden that are native plants.
- ✓ Never dig or buy plants that have been in

the wild. Buy nursery propagated native plants.

- ✓ Avoid using garden plants from other regions whose invasive potential is poorly understood.

Door County Invasive Species Team

DCIST is a group of natural resource professionals and public members in Door County that is concerned with preserving Door County's natural environment. To learn more about this topic or inquire as to identifications, contact the Door County Soil and Water Conservation Department at 920 746-2214, the Door County Land Trust at 920 839-9990 or The Nature Conservancy at 920-743-8695.



SAVE
THE
DATE

**OCTOBER 15,
2005**

For the BSPOA Annual Meeting
at the Horseshoe Bay Farms
Clubhouse.

Correction: The editor apologizes for faulty copy published within the Egg Harbor article in the Summer 04 BSPOA newsletter. Information was inadvertently taken from an incorrect web site. We are sorry for any confusion this might have caused.

NEXT SUMMER – A TRIATHLON

By Barbara Bunning

Can you swim, bike and run fast? If so, you might consider entering the 1st Annual Door County Triathlon (DCT) coming to a place near you. Horseshoe Bay Farms and Door County Memorial Hospital have agreed to sponsor the event near Frank E. Murphy County Park on Sunday, July 24, 2005.

With its sandy beach, spacious boat launch, and attractive pavilion, organizers think the location perfect for such a sporting event. The DCT will be open to individuals as well as relay teams of two to three individuals and will include "Sprint" and the longer "International" distances.

Benefits for Door County

Proceeds from the Triathlon will benefit Frank Murphy Park and the Door County YMCA. Horseshoe Bay Farms, located across the road from Murphy Park, has agreed to allow participants, volunteers and spectators to use its fields for parking. As a charitable partner, the YMCA will play a crucial role helping to provide volunteers and lifeguards. Although the Door County Chamber of Commerce will contribute no funds towards the event, they have pledged their support to help promote the DCT.

Formal approval by the Door County Board's Airport & Parks Committee has been given, with the USA Triathlon, a governing body located in Colorado Springs, Colorado, providing sanctioning and insurance. Sean Ryan, an experienced triathlon organizer from Green Bay, will lead the event and hopes to attract at least two more major sponsors at the \$5,000 level. Get ready. Get Set. Go!



WELCOME NEW MEMBERS

Larry & Diane Austin
Jeff & Lynne Bealk
Bruce & Patty Becker
Dan Collins & Nancy Aten
Bob Jr. & Margaret Cowles
George & Joan Draeb
Jim and Karen Ebbeson
Jim & Mary Fravert
Lisa Frederick and David Cottingham
Gilbert & Susan Gonzalez
Dick & Carrie Hauser
Dr. Richard Hogan
Greg & Mary Holub
Robert Landry & Gertrude Stillman
Clifford Lenahan
Greg & Susan Masak
Chris & Shari Moore
Maury & Linda Mussa
Rich & Peggy Sankey
George & Mary Lou Stutz
David & Barbara Sundet
Andrew & Janet Welborn
Mr. & Mrs. Robin Zahran

As newer property owners in our membership area, some of you have received complimentary memberships. We hope that our newsletter, activities and information will continue to be of interest to you in the future. Your participation, comments and future membership are valued.

If your name has been inadvertently omitted, please let us know.

Can't always be in Door County?



Connect to
www.doorbell.net
and get your fix.
A weather
observation and
recent shoreline
picture is
available daily!

QUARRY PARK PUBLIC BOAT LAUNCH

By Barbara Bunning

An informal site plan review meeting was held on Wednesday, November 10, 2004 before the Door County Planning Department regarding the proposed development of the public Quarry Park Boat Launch. No adjoining property owners were in attendance, and no objections were voiced. The project was approved and the permit issued in November to construct the plan as presented. The expanded boat launch area is being designed to provide a safe harbor for boaters in the area between Sturgeon Bay and Egg Harbor, as well as provide six launching ramps for fishermen and boaters.

The project, estimated to cost \$4 million dollars, will be funded 80% by Wisconsin State Waterways Commission and 20% from Federal sport fishing funds. The harbor is projected to be 10' deep at the record low water line and will provide water circulation flow to help ensure a self cleaning body of water. Most lights will go out at night, particularly around the parking lot, but a couple will be left on by the launch.

George Pinney, Parks and Recreation Commission, reported that one change has been made to the original plan. That will result in a short bin breakwall being constructed on which shore fishing can take place in closer proximity to the water. Mr. Pinney hopes to find funding to extend the shore fishing area to make room for additional sport fishing.

The design is currently being finalized and contracts will be let when that process is complete. Mr. Pinney says that the goal is to minimize closure of the park and allow continued shore fishing throughout most, if not all, of the construction phase.



Looking south from Quarry Park

The construction will start in July of 2005, when the DNR building moratorium for fish spawning is over. Also because of the Federal funding cycle, funding won't become available until that time. The end of construction is planned for the spring of 2006.



Quarry Park Sign

BAY SHORE PROPERTY OWNERS ASSOCIATION

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

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

GOALS:

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

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

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

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

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

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

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