

**Meeting Minutes:  
Door County Smart Growth Plan Core Planning Committee  
April 29, 2008**

**1. Open meeting/introductions.**

A meeting of the Core Planning Committee (CPC) was held in the Jane Greene Room, 2<sup>nd</sup> Floor, Sturgeon Bay Library, 107 S. 4th Avenue, Sturgeon Bay, Wisconsin, on Tuesday, April 29, 2008. The meeting was called to order at 10:10 a.m. by Vice-Chair MaryLee Benson.

**Present:**

Resource Planning Committee – Hugh Mulliken, appointee  
City of Sturgeon Bay – Ben Meyer, appointee  
Town of Brussels – Bill Vandertie, appointee  
Town of Clay Banks – Mark Heimbecher, appointee  
Town of Egg Harbor – Pam Krauel, appointee  
Town of Forestville – Monica Nelson, appointee  
Town of Gibraltar – Jim Jauquet, alternate  
Town of Jacksonport – Jeanne Majeski, appointee  
Town of Sevastopol – Bart Munson, appointee  
Town of Washington – MaryLee Benson, appointee

**Also present:**

Mariah Goode, Door County Planning  
Becky Kerwin, Door County Planning  
Ann Hippensteel, Clay Banks resident

**Excused:**

Resource Planning Committee – Gary Bogenschutz, appointee  
Village of Forestville – Kathleen Mueller, appointee, and alternate (not yet named)  
Ex Officio, Door County Board Chair – Leo Zipperer

**Absent:**

Town of Baileys Harbor – Peter Jacobs, appointee, and/or Gene Stanis, alternate  
Town of Gardner – Paul DeWitt, appointee, and/or Robert Steinberger, alternate  
Town of Liberty Grove – Ann Miller, appointee, and/or Denise Bremer  
Town of Nasewaupée – George Whitford, appointee, and/or Steve Sullivan, alternate  
Town of Sturgeon Bay – Paul Skup, appointee, and/or Harry Porter, alternate  
Town of Union – Gale Guilette, appointee, and/or Rena LaLuzerne, alternate  
Village of Egg Harbor – David Tuch, appointee, and/or Nancy Fisher, alternate  
Village of Ephraim – Connie Hatch, appointee, and/or Brent Bristol, alternate  
Village of Sister Bay – Denise Bhirdo, appointee, and/or Bob Kufrin, alternate

**2. Approve minutes of November 29, 2007 Core Planning Committee meeting.**

Minutes from the November 29<sup>th</sup> meeting were e-mailed or mailed to CPC members in early April. Monica Nelson noted that the adjournment time was incorrectly noted as “p.m.” instead of “a.m.” Minutes accepted with that change by consensus.

**3. Discussion of on-going work on Resource Report.**

Goode reported that she and Kerwin have been hard at work since mid-January re-researching and re-writing the Resource Report originally provided by Bay-Lake Regional Planning Commission. Drafts of the first four chapters (Introduction, Issues & Opportunities, Historical & Cultural Resources, and Agricultural & Natural Resources), which comprise over 100 pages of what will eventually be a 250-ish

page document, should be completed in the next few weeks, at which point they are being out-sourced for editing (general “readability”, grammar, punctuation, typos, style, formatting, etc.). Goode and Kerwin will post those drafts on the web when they are finalized for out-sourcing and let CPC and work group members know that they are there.

General discussion ensued for approximately 15 minutes as to struggles some of the municipalities have had or are having with planning consultants.

#### **4. Review work completed to date by planning work groups: (10:30 – 11:30)**

- **Vision statement drafts**
- **Issues**
- **Opportunities**
- **Goals**

For discussion purposes, the group worked off of the draft vision statements and goals document dated March 13, 2008, compiled after the 2<sup>nd</sup> set of work group meetings. Items/issues discussed were:

##### **Historical/Cultural Resources**

- Bottom of page 2, re: the action item regarding “removing major obstacles” for facility expansion/activities.
  - This wording was of concern to CPC members. It should be modified so as to clarify that:
    - Historical/cultural resource facilities shouldn't necessarily be given special treatment – i.e., if they need a variance or a conditional use permit, they need to go through the same/regular processes as anyone else.
    - Such uses are not appropriate simply anywhere, such as in the middle of an agricultural district.
  - Goode noted that an additional action item for this section should be to come up with better zoning categories/definitions for places such as Birch Creek, Peninsula Art School, Bjorklunden, etc.
- Page 3-4, re: the “Door County University” idea
  - While liking the concept, CPC members felt there might be a better word than “university” to describe it.
  - It was suggested that perhaps development of this concept could/should come through Peninsula Arts and Humanities Alliance (PAHA).

##### **Agricultural and Natural Resources**

- Wording throughout this section (and others where similar language appears) regarding decreasing lot sizes should be re-worked so as to clarify that the intent is to:
  - Separate density from lot size requirements, but not increase overall density.
  - Allow smaller lots to be parceled off. Those lots should be clustered.
- Re: the vision statement, there was some discussion as to the meaning of the word “critical” with regard to agriculture. It was agreed that the word was probably appropriate – “critical” agricultural resources could include areas with good soils, or agricultural operations located in proximity to other agricultural operations, etc.

##### **Housing and Economic Development**

- CPC members agreed/discussed the fact that getting input from younger people as to housing and economic development activities was advisable. Perhaps one of the open house meetings for this plan could be held at/for students.
- Re: the action item on page 11 of allowing “smaller minimum lot sizes,” clarification should be added along the lines of “in areas where appropriate, such as in or adjacent to existing

residential areas; downtowns, hamlets, or other commercial areas; or areas served by public sewer.”

CPC members reviewed and briefly discussed the Community Facilities and Utilities work group results. No suggestions were made regarding re-wording/clarification of goals.

### **Transportation**

- The action item on page 19 re: providing paved space along “all roads” should probably be re-worded so as to reflect something more feasible:
  - Perhaps the overall goal could be to work toward paved space for hiking/biking along all roads, but action items that are more specific will be more realistic in scope.
- CPC members discussed the fact that we need to make sure there is coordination between highway improvement projects and bike trail/improvement planning (i.e., when a road is slated for improvement, discussion/attention to bike route planning should be discussed with the entity doing the improvements). Also, bike route maps should be updated to include those highways that have wider paved shoulders than the standard shoulders.

### **Land Use**

- Re: the overall goal of preserving large tracts of land (page 21), we need to be careful as to how this is done – if we don’t keep a low tax base, it will be even harder to keep/attract younger people here.
- Re: discussion of allowing smaller/denser development (page 21), there should again be clarification (in/near existing developed areas, etc.)
- Re: improving drinking water quality (page 22), perhaps the county should undertake a study of the carrying capacity of the county with regard to both water quality and quantity. Some information regarding these issues may already be available; that information should be widely disseminated to local officials and the public.
- Re: general discussion in the land use section (and others) regarding supporting “niche” or “specialty” agriculture – we need to make sure that it is clear that larger, more traditional agricultural activities can, will, and should also be supported.

## **5. Discuss 2008 work timeline and set future CPC meetings.**

- **July: *Final review/approval of work group vision statements, issues, opportunities, and goals***
- **September: *Review/approval of future land use maps and final Resource Report***
- **October: *Review final plan draft and set open house dates***

CPC members agreed to the timeline as outlined. It was noted that in addition to the three proposed meeting months and tasks for the CPC, there will be an additional meeting for municipal officials (probably in July) when the future land use maps are distributed to municipalities for comment.

**The next CPC meeting will be on Thursday, July 31<sup>st</sup>, 2008, from 6:30 – 8:30 p.m. at the Sturgeon Bay Library in the Jane Greene Room. The task of that meeting will be to review and approve final drafts of the vision statements, issues, opportunities, and goals.**

## **6. Adjourn.**

The meeting adjourned at 11:58 a.m.

*Minutes transcribed by Mariah Goode and Becky Kerwin, Door County Planning*