

## **Comparison of Goals from Door County Municipalities Completed Comprehensive Plans**

All goals, objectives, policies, actions, etc. (hereafter referred to as “goals”) from completed Door County municipal “Smart Growth” plans have been compiled into this document in order to summarize similar goals and to help identify any conflicting goals. All goals have been categorized by Smart Growth legislation topic element (displayed in bold letters and underlined) and further sub-categorized into more specific sub-topics (displayed in bold letters). Following each sub-category heading is a summary of all the municipal goals related to the sub-topic. Finally, the specific municipal goals for each sub-category are listed exactly as listed in the plan, with each goal labeled by municipality according to the key below. The number(s) in parentheses after each municipal goal refer to the number(s) of the summarized goal(s) that incorporate(s) the specific municipal goal. Goals followed by an asterisk in parentheses means that a part of that goal or the entire goal was not incorporated into a summary goal due to the fact that it was only mentioned by one municipality. The italicized goals have been identified as goals that potentially conflict with the summarized goals. When reading through the municipal goals, please look for potential conflicts not already identified.

### **KEY:**

BLRPC = Bay-Lake Regional Planning Commission

BH = Baileys Harbor

BR = Brussels

GB = Gibraltar

LG = Liberty Grove

NS = Nasewaupée

SB = Sister Bay

UN = Union

## **I. Cultural and Historical Resources**

### **A. General Cultural and Historical Resources Goals**

Summary of all general cultural and historical resources goals:

- 1) Identify, protect, preserve, and promote the archeological, architectural, cultural, historical, and landscape features that give the community its identity and character.
- 2) Consider the impact of adjacent development on cultural and historical resources, minimize any negative impacts, and disallow adjacent incompatible land uses.
- 3) Develop cultural resources and support cultural festivals, events, and activities.
- 4) Work cooperatively with public and private agencies towards the preservation and enhancement of cultural and historical resources.

Municipal general cultural and historical resources goals:

BLRPC: To preserve and encourage development and expansion of cultural resources within the Region. (1,3)

- BH: The Town of Baileys Harbor shall preserve and protect its historical and cultural resources. (1)
- BH: Maintain and expand the presence of cultural and artistic groups in the Town of Baileys Harbor. (1,3)
- BH: Provide town support to local festivals, cultural events, and activities. (1,3)
- BH: Encourage arts-based entrepreneurial businesses to locate in the town by offering appropriate incentives and by referencing the arts-friendly identity in town promotions. (1,3,\*)
- BH: Encourage the cultural and educational activities currently managed by private groups at their own facilities in the Town of Baileys Harbor. (1,3)
- BR: The town's historic, archeological and cultural locations and structures should remain preserved for the town residents. (1)
- BR: The town should preserve buildings (churches, historic homes and buildings), structures (out buildings, bridges, etc.) and other landscape features (cemeteries, fence lines, etc.) that are the town's cultural history. (1)
- BR: These resources should be identified (to the best of the town's ability) to the town residents for their information and possible use. (1)
- BR: When deemed appropriate, the town supports the preservation of these locations. (\*)*
- BR: The town should discourage the destruction of these sites and should not allow incompatible uses around them that would have negative impacts on the resource. (1,2)*
- BR: The town should work with federal, state and county agencies to ensure all sites are identified and properly protected. (1)
- GB: Enhance the quality of life through the identification, preservation and protection of cultural resources that are significant for their cultural, scenic, historical, architectural, and archaeological value as an integral part of the Town of Gibraltar. (1)
- GB: Ensure that these cultural resources are identified.(1)
- GB: Identify, preserve and protect the cultural and historical resources throughout the Town. (1)
- GB: Include preservation of cultural and historical resources as an integral part of the Town's Economic Development Plan. (1,\*)
- GB: Protect and enhance the character, quality and livability of the community by identifying and preserving the historical environment, and cultural environment. (1)
- GB: Support the development of cultural resources within the Community. (1,3)
- GB: Preserve and support Cultural Resources-art within the Community. (1,3)
- GB: Preserve the natural and rural character of present and future cemeteries. (1,\*)
- LG: Encourage the preservation of the historical, cultural, and archaeological resources that are symbolic of the Town and its residents, both past and present. (1)
- LG: Encourage the identification and preservation areas of historic, cultural, and archaeological significance to the Town. (1)
- LG: Encourage third parties, i.e. historical societies, etc., to preserve historic structures, areas, and cultural resources within the Town. (1,4)
- LG: Encourage residents to comply with the State Historical Society's Burial Site Preservation Program Local Historical Societies. (1,\*)
- NS: Preserve the significant historical and cultural lands, sites, and structures that contribute to community identity and character. (1)
- NS: Work cooperatively with Door County, local historical societies, and other appropriate organizations to identify, record, and protect lands, sites, rustic roads, and structures that have historical or archaeological significance within the Town of Nasewaupee. (1,4)

- NS: Promote the history of Nasewaupee and the aspects that have helped to define its culture and heritage. (1,3)
- NS: An inventory of historically significant and archeological sites will be maintained to ensure that they are accurately identified to promote and target preservation and rehabilitation efforts. (1)
- NS: All new development proposals should consider potential impacts to historical and archeological sites. (1,2)
- NS: Incentives may be considered by the town for developments that promote town culture by reusing or enhancing locally significant sites and structures. (1)
- SB: Explore the option of establishing a buffer strip between businesses and adjacent housing developments to minimize conflicts and to create natural sight shields from construction, lights and noise that compromise aesthetic goals. (1,2)
- SB: To preserve the village's historic, archeological and cultural locations and structures for residents and visitors. (1)
- SB: Identify these resources to the village residents for their information and possible use. (1)
- SB: Maintain and update the village's information on all such locations. (1)
- SB: The village will work to preserve these sites and structures. (1)
- SB: The village will support tying these resources into recreational sites and trails. (1,\*)
- SB: *The village will discourage the destruction of these sites* and will not allow incompatible uses around them that would have negative impacts on the resource. (1,2,\*)
- SB: The village will work with state, federal and county agencies to ensure such sites and structures are identified and properly protected. (1,4)
- SB: A sub-committee will be formed that will identify sites within the village planning area. (1)
- SB: The Sub-committee will explore the integration of these sites into any future trails or recreation sites. (1,\*)
- UN: To preserve the Town of Union's historic, archeological and cultural locations and structures for existing and future residents. (1)
- UN: Preserve buildings, structures and other landscape features that are part of the area's cultural history. (1)

## **B. Rural Character**

Summary of all rural character goals:

- 1) Maintain, preserve, and enhance the community's rural atmosphere and agricultural heritage.
- 2) Control signage.
- 3) Minimize visual impact of development through design standards, and preservation of scenic views and large areas of open space.
- 4) Educate residents and work cooperatively with developers and government agencies to promote development patterns that reflect rural character.
- 5) Minimize light pollution through appropriate down lighting and wattage, while preserving safety.
- 6) Minimize corridor development and improve corridor appearance.

Municipal rural character goals:

- BH: Encourage the adoption of a county ordinance in support of the “Dark Sky” concept or adopt a town light trespass ordinance that includes the use of appropriate directional lighting and wattage in all areas of the town. (5,\*)
- GB: Preserve the rural character of the Town through the strict control of signage. (1,2)
- GB: Preservation and protection of the Town's unique rural character. (1)
- GB: Promote development and activities that protect the Town’s rural character. (1)
- GB: Sustain the Town's agricultural heritage and economy. (1)
- GB: Plan for development that protects the Town’s “rural character”. (1,3)
- GB: Encourage the use of conservation subdivisions in selected areas to maximize the preservation of open space, agricultural land and natural areas. (1,3)
- GB: Encourage development that minimizes visual impact. (1,3)
- GB: Develop the means to minimize corridor development between Egg Harbor, Fish Creek and Ephraim. (1,3,6)
- GB: Work closely with surrounding municipalities to develop compatible land use and zoning regulations that enhance and protect the rural character of the surrounding countryside. (1,3,4)
- GB: Educate property owners to the use of development patterns that reflect “rural character”. (1,4)
- GB: Develop Town long-range tree preservation and planting plan. (\*)
- GB: Minimize and discourage light pollution and trespass while preserving the safety of Town residents and visitors. (5)
- LG: Discourage artificial light pollution, while preserving the safety of the residents of the Town. (5)
- LG: Encourage down lighting whenever practicable. (5)
- LG: Encourage the use of low wattage, high efficiency lighting fixtures when practicable. (5)
- LG: Adopt the practice of replacing obsolete intersection lights with high efficiency down light fixtures. (5)
- NS: Maintain, preserve, and enhance the town’s rural atmosphere which contributes to the quality of life. (1,3)
- NS: Encourage development which promotes open space through site design and which fits within the character of the town as well as the specific location in which the development is proposed. (1,3)
- NS: Avoid uniform residential lot sizes over large areas which diminish rural character and are more characteristic of urban/suburban areas than rural areas. (1,3,\*)
- NS: Emphasize control of residential density and site design in rural areas rather than lot size alone. (1,3,\*)
- NS: Conserve open space lands not only for their economic importance, but also to retain a key measure of the town’s “rural character” which is closely linked to the large tracts of undeveloped land within the town. (1,3)
- NS: Identify and preserve those scenic views and vistas which characterize Nasewaupsee. (1,3)
- NS: Recognize the value of town shoreland areas and public resource lands, such as the Potawatomi State Park and the Ahnapee State Trail, to the community and region by promoting and protecting rural visual character to and from these important town features. (1,3)

- NS: Conserve contiguous open spaces along the STH 42/57 which represents the primary travel corridor through the town used by town residents and visitors. (1,3,6)
- NS: Protect scenic views and vistas to and from town ridge-tops, bluffs, and other areas of major topographic relief. (1,3)
- NS: Work cooperatively with the City of Sturgeon Bay, Wisconsin Department of Transportation, and business owners to improve the appearance of the STH 42/57 corridor from School Lane to the City of Sturgeon Bay and other business locations. (1,3,4,6)
- NS: Control the proliferation of pole/"tin" buildings. (1,3,\*)
- NS: Control the scale, design (e.g., lighting), and location of outdoor signage to fit within the character of the area. (1,2,5)
- NS: Work with the Department of Transportation and County Highway Department to preserve aesthetic qualities and minimize disruption of natural, historic, and cultural features in highway development and expansion. (1,3,4,6,\*)*
- NS: Adopt local controls to address junk yards; on-site storage and disposal of junk vehicles, white goods (e.g., refrigerators, washers/dryers, etc...), and other junk items; and dilapidated structures. (1,\*)
- NS: Ensure that future buildings are of the same physical scale as existing buildings in the surrounding area. (1,3)
- NS: Develop design guidelines for businesses to better address landscaping, aesthetics, and other impacts (e.g., lighting, noise, parking, access, pedestrian access, etc.). (1,3,5)
- NS: The town should develop design standards for new development in the town that would result in a harmonious, complimentary environment of both "old" and "new" structures. (3)
- SB: To provide an aesthetically pleasing, relaxing, rural atmosphere in the village. (1)
- SB: Preserve and create environmental corridors which screen developed areas and provide for the integration of natural habitat into the village. (1,3)
- SB: Set aside open space in the village to be maintained for the preservation of natural vistas. (1,3)
- SB: Prevent the spread of development along Highway 57 prior to complete use of available highway frontage in other sections of the village. (1,3,6)*
- SB: Explore the option of establishing a buffer strip between businesses and adjacent housing developments to minimize conflicts and to create natural sight shields from construction, lights and noise that compromise aesthetic goals. (1,3,5,\*)

### **C. Historic Preservation & Promotion**

Summary of all historic preservation and promotion goals:

- 1) Preserve historical buildings and sites through cooperative public and private partnerships.
- 2) Increase both resident and tourist awareness of historical districts, buildings, and sites.
- 3) Consider establishing historical districts and ordinances.
- 4) Promote the community's history by integration into recreational sites and activities.

Municipal historic preservation and promotion goals:

- BH: Preserve existing historical buildings and sites and their significance by establishing standards and providing guidelines to aid in the retention of the overall character of the community. (1)
- BH: Create an Historic Preservation Commission. (1,\*)
- BH: Establish an Historic District and local Historic Registry. (1,3,\*)
- BH: Create an Historic Preservation Ordinance which regulates the demolition of or significant alteration of historic properties and provides for “preservation planning” by establishing criteria for compatible community design, including site design, architecture, and materials. (1,3)
- BH: Recognize and support a group or groups that would be willing to locate, collect, duplicate, and catalog the historic data on the Town of Baileys Harbor from public and private sources. (1)
- BH: Make available a chronological history of the community based on documents from the public and private historical collections of the town residents for the purpose of providing extended public access and education using these historical records. (2)
- BH: Provide consistent town-wide labeling of historic sites, structures, and architecturally significant buildings so that both visitors and residents could enjoy a walking tour highlighting the town’s history. (2,4)
- BH: Establish a suitable permanent home for display and storage of historical information on the town. (2)
- BH: Utilize existing kiosks in the town and Chamber of Commerce distribution facilities to inform visitors of the history of the town through the development and distribution of historical brochures (i.e. shipwrecks, political, lumbering, and early business history). (2,4)
- BR: Consider a sub-committee that would explore the future integration of these sites into possible recreation sites, in conjunction with the county. (1,2,4)
- GB: Preserve the unique “Historical Character” of Fish Creek by developing an Historic District Plan. (3)
- GB: Increase awareness of historical resources, buildings and sites. (2,4)
- GB: Promote and support community recreational activities. (2,4)
- NS: Promote the history of Nasewaupee and the aspects that have helped to define its culture and heritage. (2,4)
- NS: Encourage the adaptive re-use of historic structures and features in Nasewaupee and record their history. (1,\*)
- NS: Create incentives for developers to rehabilitate historic buildings. (1,\*)
- UN: Initiate efforts to preserve and enhance historical sites, structures and areas. (1)
- UN: Support tying historical sites and structures into recreational areas. (2,4)
- UN: Inform residents about the historical significance of the community. (2)
- UN: Discourage the destruction of historical sites and structures and incompatible developments around them. (1,\*)*
- UN: When appropriate, historic sites/buildings should be tied into recreational sites to further enhance them and make them accessible to the public. (2,4,\*)*

## **II. Agricultural and Natural Resources**

### **A. General Agricultural and Natural Resources Related Goals**

Summary of all general agricultural and natural resources related goals:

- 1) Identify, preserve, enhance, protect, and conserve Door County's natural resources including biological resources, wildlife habitats, open spaces, and scenic landscapes.
- 2) Ensure no negative impact on natural resources by identifying future development areas and evaluating all re-zoning and development proposals for potential impact on environmental features.
- 3) Ensure continued availability of natural resources for public use and preserve for enjoyment by present and future generations.
- 4) Consider providing incentives and options to landowners to retain contiguous areas of agricultural lands, natural areas, and open spaces through Planned Unit Developments, Purchase of Development Rights and/or Transfer of Development rights, and other tools.

Municipal general agricultural and natural resources related goals:

BLRPC: To preserve the Region's natural resources for enjoyment by its residents and visitors for present and future generations. (3)

BH: The Town of Baileys Harbor shall preserve and protect its natural resources. (1)

BH: Ensure the safe usage of all harbor waters, lake waters (Lake Michigan and Kangaroo Lake), shorelines, marinas, commercial fishing docks, beaches, creeks, and watersheds. (\*)

BH: Ensure the protection and preservation of Baileys Harbor's unique biological and other natural resources. (1)

BR: Conserve and enhance the town's distinctive natural amenities. (1)

BR: Identify the key natural resources within the town. (1)

BR: Identify and protect key open spaces and wildlife habitats from development to preserve the town's scenic value. (1)

BR: Identify future development areas on the General Plan Design. (1,2)

BR: Investigate the future use of Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) within the town and work with the county and state to get this program operational within the county. (1,4)

BR: Encourage a planned unit development (PUD) approach if a large tract of farmland is to be developed as opposed to a piece by piece method over a long time period. This will help alleviate fragmentation within the town and help lower development pressures. (1,4)

BR: Create and adopt a natural features overlay zoning district to protect the Brussels Hill and other key natural features. (1,2)

BR: Work with the county to establish specific criteria for determining whether or not to allow conversion of use (re-zoning). (1,2,3)

GB: The Town of Gibraltar's natural areas and resources: land, water and air as well as plant and animal life and habitat: are preserved, protected, conserved, restored, enhanced and maintained for future generations. (1,3)

GB: Minimize conflicting land uses. (2)

GB: Support land protection and conservation. (1)

- GB: Develop a land protection plan. (1)
- LG: Identify, protect, and preserve the Town's significant natural, scenic, and open space areas for enjoyment by its residents and visitors for present and future generations. (1,3)
- NS: Provide incentives and options to landowners to retain the town's contiguous areas of agricultural lands, natural areas, and open spaces. (1,4)
- NS: Maintain, preserve, and enhance the town's natural environment and open spaces. (1)
- NS: Develop conservation design guidelines and principles (e.g., clustering of home sites) and promote their use. (1,4)
- NS: Explore and develop local farmland preservation incentives and programs (e.g., transfer or purchase of development rights) which provide farmers options to realize some of the value of their property while continuing to farm, and which help them to maintain economic stability without having to sell their farmland, piece by piece. (1,4)
- NS: Manage growth to protect town open spaces which, through their preservation, would: conserve and enhance natural or scenic resources, protect streams, water supply/quality, and fish and wildlife habitat, promote conservation of soils, wetlands, beaches, and woodlands, enhance the value of adjoining public lands, maintain and improve public and private recreation opportunities, and/or preserve historic and cultural resources. (1,2,3)
- NS: Allow areas for natural movement of water, as well as fish and wildlife. (1)
- NS: Avoid or limit fragmentation and isolation of remaining town natural areas and corridors, especially woodland areas along Green Bay and stream shorelands. (1)
- NS: Maintain and enhance plant and habitat diversity in Nasewaupee. (1)
- NS: Proposed developments will incorporate isolated environmental resources into the development rather than harm or destroy them. (1,2)
- NS: All new development proposals should be evaluated based on potential impacts to environmental features and ecological health including: < Wetlands < Upland woodlands, forests, and wildlife habitat < Contiguous natural corridors < Threatened or endangered species and habitats < Groundwater < Surface water < Riparian buffers < Floodplains < Air quality (1,2)
- NS: The town's policies for the protection of agricultural, natural, and cultural resources should be codified by ordinance and include provisions that allow consideration of mitigating potential negative impacts. (\*)*
- NS: Create agricultural, natural, and cultural resource impact mitigation guidelines based on the objectives of the Land Use Management Areas established in the Land Use Element. Those features that define the character of a management area should not be compromised through overly permissive mitigation opportunities. (\*)*
- SB: To provide a safe, clean and orderly natural environment for the residents of the village of Sister Bay. (1,2,3)
- SB: Plan development adjacent to the lake, streams and wetlands carefully. The burden of proof shall be on the developer. The developer needs to prove that a negative result on the adjoining lake, streams, or wetlands will not take place. If this cannot be determined than the development shall not occur. (1,2)
- SB: Preserve the natural beauty created by views of the lake, trees, bluffs and vistas. (1)
- SB: Control the sprawl of development and segregation of land uses that results in the inefficient use of land, excessive infrastructure, construction and maintenance costs, and increased negative impacts on air and water quality. (1,2)
- SB: Explore the use of an overlay district that would identify key natural resources and viewsheds the village wants to protect. Consider a set of standards to apply within the district. (1)

- SB: Explore the use of an overlay district with setbacks for lakes, streams, and wetlands requiring additional care and proof that development will not have a negative effect on these resources. (1,2)
- SB: Set aside open space in the village to be maintained for the preservation of natural vistas. (1,3)
- SB: Preserve and create environmental corridors which screen developed areas and provide for the integration of natural habitat into the village. (1,2)
- UN: To provide a safe, clean and orderly natural environment for the residents of the Town of Union. (2)
- UN: Developers should show that proposed developments will not have a negative impact on these resources. (1,2)
- UN: Protect existing public open spaces and wildlife habitat from development and ensure their continued availability for public use. (1,2,3)
- UN: Work with local developers to protect the unique character of existing natural resource areas and open spaces within the Town of Union. (1,2)
- UN: Conserve and enhance the presence of the distinctive natural amenities within the area by recognizing the special attractiveness of the area's natural landscapes and open spaces. (1)

## **B. Intergovernmental Cooperation, Organization, and Education**

Summary of all intergovernmental cooperation, organization and education goals:

- 1) Develop open and cooperative relationships and sharing of information between all resource and conservation groups.
- 2) Require strict enforcement of existing regulations at all levels (federal, state, county, and local).
- 3) Cooperate with all local units of government and the state on natural resource decisions that impact shared resources.
- 4) Continue to provide education on natural resources for all residents and homeowners in order to encourage their participation regarding regulations, plans and policies governing their property and natural resources.

Municipal intergovernmental cooperation, organization, and education goals:

- BH: Advocate for continued open and cooperative relationships, especially the sharing of information, between all resource conservation groups (e.g., The Ridges, The Nature Conservancy, the Door County Land Trust, the Wisconsin Department of Natural Resources, University of Wisconsin, UW-Extension, etc.) and encourage stewardship of Baileys Harbor's unique biological resources. (1,3)
- BH: Advocate for increased state and federal research on and monitoring of air and water quality in Baileys Harbor along the shoreline and for all of Door County. (\*)
- BH: Continue to cooperate with adjacent communities when one or the other's actions impact shared natural resources. (1,3)
- BH: Continue the education and participation of the Baileys Harbor townspeople and their children in determining and implementing the Smart Growth issues and policies important to the town. (4)
- BR: Require strict enforcement of existing regulations (federal, state, county, town) particularly in environmentally sensitive areas. (2)

- BR: Provide information to residents regarding regulations governing their property and natural resources. (4)
- BR: Work with Door County on informational programs and brochures regarding natural resources to educate and inform the public. (4)
- BR: Establish a sub-committee that would work with the town to further explore ways to best utilize or preserve natural features within the town. (1,3)
- BR: Coordinate the town's efforts with adjoining municipalities, Door County, and state agencies. (1,3)
- BR: Work with the county to ensure enforcement of floodplain zoning, conservancy zoning and shoreland zoning ordinances to protect water quality. (2)
- GB: Educate all parties involved, including but not limited to Town Board supervisors and Town employees, property owners, developers, contractors, builders, business owners and realtors to the location, importance, and legal measures necessary to protect wetlands. (4,\*)
- SB: Establish a sub-committee that would work with the adjacent villages to further explore ways to best utilize or preserve natural features within the village. (1,3)
- SB: Coordinate the village's efforts with adjoining municipalities and state agencies. (1,3)

### **C. Quality of Ground and Surface Waters.**

Summary of all quality of ground and surface waters:

- 1) Preserve and enhance the quality of ground and surface waters.
- 2) Prevent contamination of groundwater through proper well-drilling and decommissioning of abandoned wells.
- 3) Cooperate with both public and private agencies to protect water quality.
- 4) Foster better understanding of permeable geological structure including the bedrock and associated karst features, and examine existing regulations in regard to filling crevices and rock holes.
- 5) Create ad-hoc committee to consider planning for sanitary sewer and potable water systems.
- 6) Encourage annual well water testing.
- 7) Study watersheds and minimize stormwater run-off into water bodies.

Municipal quality of ground and surface waters:

- BH: Uphold the continued proper, monitored disposal of treated sewage into Lake Michigan from the Baileys Harbor Sewage Treatment Plant. (\*)
- BH: Foster a better understanding of the highly permeable geological structure of the Baileys Harbor area, with emphasis on the dolostone bedrock and the associated "Karst" features (e.g. sink holes, caves, crevices, etc.) that permit rapid groundwater movement. (4)
- BH: Uphold proper well-drilling activities and proper decommissioning of abandoned wells. (1,2)
- BR: Work cooperatively with the county to provide wellhead and groundwater protection. (1,2,3)
- GB: Preserve and protect the quality of ground and surface waters within the Town. (1)
- GB: Implement measures to protect groundwater quality in the Town. (1)

- GB: Require registration of all wells in the Town of Gibraltar and encourage annual well water testing for bacteria and lead with results to be reported to the Town Office. Monitor the quality of drinking water, including but not limited to bacteria and lead, from private, commercial and public wells within the Town. (1,6, \*)
- GB: Inventory the location of all above and belowground fuel tanks and abandoned and existing landfills. Develop means to ensure compliance with applicable state laws in regards to cleanup and abandonment. (1, \*)
- GB: Require that all abandoned wells in the Town be properly sealed. Educate residents and ensure the enforcement of applicable state and County laws and ordinances. (2,3)
- GB: Identify and protect through zoning overlays critical ground water recharge areas. (1, 7,\*)
- GB: Inventory the type and status of every sewage disposal system within the Town every five years, and require needed upgrades on failing systems within 12 months. (1,\*)
- GB: Develop a Town managed utility district for on-site wastewater systems as per utilities recommendations. (1,\*)
- GB: Promote or require the construction of "cluster" wastewater treatment and other state of the art systems in areas where the Town determines they would be most appropriate for ensuring effective treatment practices. (1,\*)
- GB: Implement measures to minimize storm water runoff into the Bay and other surface waters in the Town. (1, 3, 7,\*)
- GB: Require the certified delineation of rock holes, crevices, and caves as a prerequisite to the issuance of a County or local building permit. In addition, ensure enforcement of County and state rules relating to the filling of crevices and rock holes within the Town. (1,4,\*)
- GB: Develop a list of best practices for the protection of ground and surface waters. (1,\*)
- GB: Educate all parties involved, including but not limited to Town Board supervisors, Town employees, property owners, developers, contractors, builders, business owners and realtors within the Town. (1,3)
- GB: Have Town buildings both present and future as models. (\*)
- GB: Continue monitoring and collecting data on Fish Creek, its watershed and Fish Creek Harbor. (1,7)
- LG: Maintain and improve the quality of ground water and surface waters within the confines of the Town. (1,2)
- LG: Cooperate with governmental agencies to prevent groundwater contamination. (3)
- LG: Create an ad-hoc committee to consider planning for a sanitary sewer and potable water system. (5)
- LG: Encourage citizens to have their well water tested on an annual basis to protect the health and safety of the citizens and visitors of the Town. (1,5)
- NS: Household hazardous waste collection will be performed at least once every five years. (1,\*)
- NS: The town should maintain the ability to respond to a spill of contaminated or hazardous material. (1,\*)
- NS: Given the long standing wastewater problems experienced in the town, and the fact that evidence suggests that the current city wastewater treatment facility was sized for developed areas within the Town of Nasewaupee, town leaders should pursue negotiations with the City of Sturgeon Bay to provide public sewer service to developed areas within the town. (1,3,5)
- SB: Preserve a clean pure groundwater supply through limitation of the number of in ground septic systems through appropriate zoning ordinances. (1,\*)

## D. Mining

### Summary of all mining goals:

- 1) Existing and future mining sites should not negatively impact the town or its residents:
  - a) scenic views, the natural environment, and rural characteristics should be preserved.
  - b) incompatible uses should not be developed adjacent to one another.
  - c) inform residents of proposed mining sites.
- 2) Identify and map existing mining sites.
- 3) Identify and zone with adequate buffers areas that have potential sources of infrastructure materials for future development (i.e. sand, stone and gravel).
- 4) Reclamation of mines that have ceased operation should be conducted in accordance with all applicable state and local ordinances and ensure all future mining operations will someday be reclaimed to a natural setting.

### Municipal mining goals:

- BR: Existing and future mining sites should not negatively impact the town or its residents. (1)
- BR: Existing mining sites should be identified and mapped. (2)
- BR: Incompatible uses with mining should not develop adjacent to one another. (1b)
- BR: Scenic views, the natural environment and rural characteristics should not be harmed by mining operations. (1a)
- BR: Maintenance and repair costs of local roads utilized for access to and from the mining site should not be increased by the operation. (\*)
- BR: The town should steer incompatible uses away from identified mining sites. (1b,2)
- BR: The town should ensure all future mining operations will someday be reclaimed to a natural setting. (4)
- BR: Reclamation of mines that have ceased operation should be conducted in accordance with the county ordinance, Ordinance 02-01 Nonmetallic Mining Reclamation Ordinance; and Section NR 135.32, Wisconsin Administrative Code and Section 59.51, Wisconsin Statutes. (4)
- BR: The town should inform residents of any proposed future mining sites. (1c)
- BR: The town should work with the county and land owners to ensure that incompatible uses do not develop adjacent to one another or in a location that will foster conflict. (1b)
- BR: The town should establish minimum requirements for any increased maintenance and repair of local roads caused by mining operations. (\*)
- GB: Promote environmentally and aesthetically sound sources of infrastructure materials within the Town (i.e. sand, gravel and stone). (3)
- GB: Inventory existing and potential sites that could provide materials for the next 20-year period. (2)
- GB: After environmental review and the hearing of neighboring property owners, develop a zoning overlay that earmarks sites where mineral extraction will be allowed. (3)
- LG: Provide potential sources of infrastructure materials for future development (i.e. sand, gravel, stone, etc.) within the Town. (3)
- LG: Identify suitable sites for sourcing infrastructure material, i.e. sand, gravel, and stone, and zone accordingly, including adequate buffers around identified areas. (3)
- LG: Support Door County enforcement for non-metallic mining reclamation requirements. (4)
- NS: Identify extractable mineral resources and preserve these areas for such use. (3)
- SB: To ensure that future mining sites will not negatively impact the village or its residents. (1)

- SB: Do not harm views, the natural environment and aesthetics through mining operations. (1a)
- SB: The village will steer incompatible uses away from identified mining sites. (1b)
- SB: The village will inform residents of any future mining sites. (1c)
- SB: The village will work with the county and land owners to ensure that incompatible uses do not develop adjacent to one another or in a location that will allow or foster conflict. (1b)

## **E. Wetlands, Sensitive Areas, Environmental Corridors, and Forested Areas**

Summary of all wetlands, sensitive areas, environmental corridors and forested areas goals:

- 1) Identify, preserve, and protect all wetlands and create natural area buffers around wetlands.
- 2) Identify, preserve, protect, and enhance sensitive areas and create environmental corridors around sensitive areas to connect major environmental areas and to encourage species exchange.
- 3) Protect lakes, rivers, streams, wetlands, steep slopes, parks, green spaces, and wildlife habitat from any negative environmental impacts resulting from development.
- 4) Encourage the sound management and preservation of forested areas through responsible tree removal in identified woodland areas and possible overlay to require tree plan for major land divisions.
- 5) Educate residents and all parties involved in the land development process on the importance of wetlands and the regulations that protect them.

Municipal wetlands, sensitive areas, environmental corridors, and forested areas goals:

- BR: Development that occurs adjacent to steep slopes, rivers, streams, and wetlands should not negatively impact these areas. (1,3)
- BR: Discourage development within the identified environmental corridors. (2,3)
- BR: Provide a safe, clean and orderly natural environment for the residents of the town of Brussels, that preserves and protects key natural resources and features, specifically the Brussels Hill, the Niagara Escarpment, and the Black Ash Swamp. (1,2,3)
- BR: Protect the Brussels, Niagara Escarpment, and Black Ash Swamp. Maintain through the adopted zoning ordinance a 50 foot buffer area (a zone of no buildings) around delineated wetlands. (1,3)
- GB: Preserve and protect all wetlands within the Town. (1,3)
- GB: Identify all wetlands within the Town using the state definitions and standards. (1)
- GB: Educate all parties involved, including but not limited to Town Board supervisors and Town employees, property owners, developers, contractors, builders, business owners and realtors to the location, importance, and legal measures necessary to protect wetlands. (\*)
- GB: Require certified wetlands delineation of all proposed development sites, as a prerequisite to issuance of County and local building permits. Delineation shall be completed using the State definitions and standards. (1,\*)
- GB: As an overlay to the Door County Zoning ordinance, no road or structures should be constructed or fill added within 75 feet of all wetlands and limit development within 300 feet of wetlands that are located within an identified environmental corridor. (1,\*)

- GB: Protection and preservation of environmental corridors, (as defined on page 2-21 of the narrative) green space, forests, environmentally sensitive areas, endangered species, parks and wildlife habitat in the Town. (2)
- GB: Identify, inventory and map environmental corridors, open space, forests, environmentally sensitive areas, vistas, geological features, archaeological sites and endangered species within the Town. (2)
- GB: Recognize, as a matter of Town policy, the importance of preserving ecologically significant areas such as Lost Lake, the Ephraim Swamp, the Fish Creek lowlands and the Ski Hill forest complex. (2)
- GB: Identify in as much as possible environmental corridors. (2)
- GB: Determine factors that could threaten or compromise the integrity of identified sensitive areas. (2,3)
- GB: Develop an action plan for the long-term protection of the above. (2)
- GB: Develop a long-range, prioritized plan for the acquisition of land for parks and natural areas within the Town. (\*)
- GB: Develop guidelines for property owners to maximize the protection and stewardship of wooded areas. (4)
- GB: Develop measures to preserve and increase public access to the Green Bay shoreline. (2)
- GB: Educate residents on the need to protect natural areas from invasive species and engage them in the eradication efforts. (\*)
- GB: Educate the public and encourage public access to public and private lands for the purpose of hunting. (\*)
- GB: Protect all wetlands within the Town (1)
- LG: Preserve wetlands (1)
- LG: Encourage provision of natural corridors for species exchange between major environmental land holdings. (2)
- LG: Create natural area buffers around wetlands. (1)
- LG: Create natural area corridors and zones to connect major environmental areas. (2)
- LG: Encourage the sound management and preservation of the Town's forested areas. (4)
- LG: Refer private land owners, who wish to preserve forested areas, to the appropriate public and private organizations. (4)
- LG: Encourage responsible tree removal in identified woodland areas. (4)
- LG: Consider an overlay to address a tree plan for major land divisions in identified woodland areas. (4)
- LG: Protect all wetlands within the Town by establishing buffers to control development on the recharge areas of the wetlands. Buffer area to be defined as a five hundred (500) foot area contiguous to the sensitive and fragile environmental areas of Europe Lake, the Mink River Estuary, the Three Springs Creek area, and the Mud Lake watershed as defined by the WDNR wetland map. A natural area buffer of one hundred (100) feet for all wetlands within the Town of Liberty Grove that are non-contiguous to Europe Lake, the Mink River Estuary, the Three Springs Creek area, and the Mud Lake watershed as defined by the WDNR wetlands map. (1)
- LG: Refer private land owners, who wish to preserve forested areas, to the appropriate public and private organizations. (4)
- NS: The town's implementation strategy should provide protection for unique wetland areas including ridge and swale complexes. Options for protection might include building setbacks, grading and excavating setbacks, and limits of disturbance. (1,3)

- NS: Maintain and pursue opportunities to enhance and restore a network of natural area and open space corridors and connections. (2)
- NS: Direct growth away from environmentally sensitive areas such as wetlands, floodplains, sinkholes, bedrock outcrops, steep slopes, etc., in order to protect the benefits and functions they provide and to save future public and private dollars spent on flood control, stormwater management, habitat restoration, erosion control, water quality improvements, and rescue services. (3)
- NS: Maintain and enhance natural buffers along town shoreland and wetland areas to filter and remove pollutants prior to entry into surface waters, stabilize shorelines, maintain scenic quality, preserve important fish and wildlife habitat, and eliminate or reduce noise and glare intrusion. (1,2,3)
- NS: The conversion and fragmentation of designated environmental corridors and contiguous natural corridors within the NF land use management area by new development, roads, and utilities will be minimized. (2)
- UN: Protect and preserve existing wetlands within the planning area. (1)
- UN: Development of wetlands should be discouraged. (1)*
- UN: Protect and enhance environmental corridors. (2)
- UN: Discourage development within identified environmental corridors. (2,3)
- UN: Ensure areas adjacent to lakes, rivers, streams and wetlands are developed in ways that protect these natural resources from any negative environmental impacts. (1,2,3)
- UN: Development adjacent to lakes, rivers, streams and wetlands should be carefully planned. (1,2,3)

## **F. Agricultural Goals**

Summary of all agricultural goals:

- 1) Preserve existing agriculture and promote more agriculture.
- 2) Support and preserve small family farms and low impact agricultural operations to provide local food and feed for present and future generations.
- 3) Retain large, contiguous areas of prime agriculture for future farming operations by discouraging development on prime agricultural areas and directing development to areas with less productive soils, smaller parcels of land, and areas adjacent to community centers.
- 4) Minimize conflicts between agricultural uses and residential uses and the potential negative environmental impacts of farming.

Municipal agricultural goals:

- BLRPC: To identify and preserve the Region's agricultural resources to provide food and feed for present and future generations, and preserve the rural character of the Region. (1,2)
- BH: Encourage local governments to lend their support in fostering and preservation of small family farms and other low impact agricultural operations. (1,2)
- BR: Retain large contiguous areas of prime agricultural lands for future farming operations. (1,3)
- BR: Direct development to the smaller less productive farmlands before developing areas that are larger and more productive. (1,3)
- BR: Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for farming purposes only. (1,3)

- BR: A “Cost to Benefit” comparison on all future agricultural land conversions should be conducted to ensure the town is not negatively impacted by the proposed change in use. (1,3, \*)
- BR: Consider development in areas of prime agricultural soils only in those areas that are (1) located on fragmented smaller parcels and/or (2) areas that are adjacent to the unincorporated village of Brussels. (1,3)
- BR: Establish a sub-committee that will work with the county and state to develop informational material regarding farmer’s rights and what they need to do in order to farm. (1,4)
- BR: Explore the option of establishing a mandatory buffer strip and/or setback between farm operations and adjacent residential developments to minimize conflicts of farming operations on residential living. (4)
- BR: Protecting farmland, while providing for the orderly development of land that is currently or was historically in productive farm use for non-farm development. (1,2,4)
- BR: Develop informational material on farmer’s rights and what they need to do in order to farm. (4)
- BR: Explore mandatory setbacks between farming operations and adjacent residential developments. (4)
- GB: Promote the conservation of agricultural land within the Town and adjacent environs. (1)
- GB: Encourage sustained agricultural use of land within and surrounding the Town. (1)
- GB: Promote the preservation of orchards to substantiate the Town’s agricultural heritage. (2,3)
- LG: Encourage protection of existing agricultural land uses. (1)
- LG: *When practicable classify existing agricultural use land as Natural Area or Agricultural/Open Space/Woodland as identified in the General Plan Design. (\*)*
- LG: Encourage expansion of agricultural land uses. (1)
- LG: *When practicable classify prime agricultural land as designated by the soil survey of Door County as Natural Area or Agricultural/Open Space/Woodland as identified in the General Plan Design. (\*)*
- LG: Encourage the use of sound agricultural and soil conservation methods to minimize soil erosion and groundwater contamination. (4)
- LG: Cooperate with governmental agencies and Door County Soil and Water Conservation Department to promote soil conservation and erosion control. (4)
- LG: Cooperate with governmental agencies and Door County Soil and Water Conservation Department to prevent groundwater contamination. (4)
- NS: Maintain the operational efficiency and productivity of Nasewaupée’s agricultural areas for current and future generations. (1)
- NS: Promote operational efficiency and productivity. (1)
- NS: Explore establishment of a development impacts mitigation program to obtain permanent preservation of town farm and natural areas through fees and/or land donations. (1,3)
- NS: Seek opportunities to get existing conservation organizations more involved in land protection in Nasewaupée. (3,\*)
- NS: Support programs which lower tax burden for lands under agricultural production or conserved as natural areas. (1,\*)
- NS: Encourage and support estate planning for farmers to provide retirement income and reduce the necessity for a farmer to sell off lots for retirement income. (1,3)
- NS: Identify town lands where the primary intent is to preserve productive farmland, to allow for farming expansion, to maintain the efficiency and productivity of town farm operations,

- and to protect agricultural investment in land and improvements. (1,3)
- NS: Protect the continuity of farmland areas. (1,3)
- NS: Support the retention of farmland for agricultural or open space uses. (1,3)
- NS: Appropriately site whatever development occurs in agricultural areas in order to ensure that growth in rural areas is compatible with the continued use of the adjacent land for agricultural production. (4)
- NS: Inform current and prospective landowners about the types and timing of agricultural activities; importance of agriculture to the town economy; potential nuisances of living within an agricultural area; and actions that can be taken to minimize conflicts. (4)
- NS: Proposed developments within the RCC and NF land use management areas will be located and designed to minimize impacts to adjacent farming operations and to preserve the right to farm. (4)
- NS: Incentives may be considered by the town for developments that preserve working farmland. (1)

**G. Air Quality Goals** (Issue addressed by Baileys Harbor and Gibraltar only)

Summary of all air quality goals: No over-lapping goals.

- BH: Advocate for increased state and federal research on and monitoring of air and water quality in Baileys Harbor along the shoreline and for all of Door County. (\*)
- GB: Preserve and improve the county's air quality. (\*)
- GB: Annually distribute to Town residents educational materials related to outdoor burning, including applicable laws and ordinances, the hazards associated with illegal burning practices, and alternatives to outdoor burning. (\*)
- GB: Enforce penalties for non-compliance and develop other methods to ensure Town residents' compliance with applicable laws and ordinances related to outdoor burning including burn barrels. (\*)
- GB: Develop a Board policy which supports local, state and federal measures to protect air quality. (\*)
- NS: All new development proposals should be evaluated based on potential impacts to environmental features and ecological health including: < Wetlands < Upland woodlands, forests, and wildlife habitat < Contiguous natural corridors < Threatened or endangered species and habitats < Groundwater < Surface water < Riparian buffers < Floodplains < Air quality (\*)

**H. Shoreline** (Issue addressed by Liberty Grove only):

- LG: Maintain the natural beauty and integrity of the Lake Michigan and Green Bay shorelines as seen from land and water while providing for public use and access.
- LG: Maintain zoning restrictions limiting shoreline vegetation removal
- LG: Maintain current shoreline building setbacks as defined by the State of Wisconsin and the Door County Planning Department.
- LG: Encourage the preservation and protection of the Lake Michigan and Green Bay shoreline without infringing on statutory riparian rights.

## **I. Geological** (Issue addressed by Liberty Grove only):

- LG: Preserve and protect the unique geological features that exist in the Town.
- LG: Encourage zoning restrictions that mitigate the visual impact of bluffscape vegetation clearing.
- LG: Support preservation of natural features, as listed in Chapter 5 of the Door County Zoning Ordinance, including but not limited to, escarpments, drumlins, dunes, and rock ledges.
- LG: Cooperate with public and private agencies in determining future uses and purchases of escarpment areas.

## **III. Economic Development**

### **A. General Economic Development Goals**

Summary of all general economic development goals:

- 1) Develop policies and programs to expand the number and diversity of employers and increase overall employee personal income through business expansion, retention, development, and recruitment.
- 2) Assess and improve community facilities, services, and infrastructure needed to foster economic growth, particularly in preferred growth areas.
- 3) Develop, implement, monitor, and evaluate performance of a master economic development plan that addresses county-wide issues and also addresses the unique strengths and opportunities of each individual community.
- 4) Consider residents' issues and needs in the economic development process, assess impacts of new business on residents, and ensure new business pays for proportionate share of new infrastructure.
- 5) Identify preferred growth areas that offer the best opportunities to recruit new businesses.
- 6) Protect environmental assets, maintain existing agriculture, and enhance rural character.

Municipal general economic development goals:

- BLRPC: To expand the number of employers in the Region through business expansion, retention, development, and recruitment. (1)
- BLRPC: To improve community facilities, services, and infrastructure needed to foster economic growth in the rural and urban areas of the Region. (2)
- BLRPC: To encourage planning efforts that will guide and promote regional economic development. (3)
- BLRPC: To promote the wise use and conservation of natural resources. (6)
- BH: Assign the town plan commission the responsibility of working on housing and economic development issues facing year-round residents. (3,\*)
- BH: Work to ensure the development of attainable housing options and economic development initiatives, particularly within preferred growth areas. (1,5)
- BH: Baileys Harbor shall encourage businesses that offer quality year-round jobs. The town shall work to create and maintain a diverse economy, offering a variety of businesses and services so as not to be entirely dependent on one sector or business. (1)
- BH: Have the town plan commission specifically consider ways to retain and attract such businesses to the town. (1)

- BH: Establish better technology infrastructure within the town to allow for the establishment of higher-tech, internet-dependent, or telecommuter businesses within the town. (1,2)
- BR: Strengthen the local economy by encouraging economic development projects that involve one or more of the following: public and private participation; an increase in productivity; utilization of modern technology; employment of persons with low to moderate skills; and the upgrading of jobs and training of employees to improve job skills. (1,2,\*)
- BR: Provide for limited development in the town of Brussels by seeking balanced economic growth in business and industry, while providing jobs for residents, increasing personal income and protecting and enhancing the town's environmental assets. (1,6)
- BR: Specify areas for future business development in the general plan design chapter which will preserve, enhance and promote the rural character of the town of Brussels. (5,6)
- BR: Encourage future development to be concentrated near the unincorporated village of Brussels and not dispersed throughout the town to protect the majority of the prime farmlands and to lessen pressure on farmers located away from the community. (5,6)
- BR: Encourage the establishments of local businesses in areas specified in the general plan design chapter that can enhance and promote the rural character of the town of Brussels. (5,6)
- BR: Work with the county in promoting the approved types of commercial development wanted by the town. (3)
- BR: Work with the county to monitor closely the capacity of existing infrastructure, roads, electricity, public safety services, etc, to accommodate new development and weigh the costs to potential benefits. (2,4)
- BR: Consolidate commercial and industrial growth adjacent to the existing community core at STH 57 and CTH C in order to establish specific service areas and to prevent incompatible uses. (5)
- BR: Locate commercial development dependent on automobile traffic and easy access, such as gas stations, fast-food restaurants, to CTH C (south of the unincorporated village and north of the CTH C intersection with STH 57) in order to provide commercial service to local and through traffic. (5)
- GB: Promote economic development that has little or no environmental impact. (6)
- GB: The Town of Gibraltar promotes year around employment with a diverse mix of businesses that include existing, expanded and new businesses, while recognizing that tourism will continue to be an important part of the local economy. (1)
- GB: Promote information technology advancement. (2)
- GB: Work with local providers to ensure quality public services (Internet/phone, cable and electric). (2)
- GB: Encourage year-round community involvement from residents. (4)
- GB: Recognize and support retention and creation of businesses that meet community needs. (4)
- GB: Identify the Town of Gibraltar's distinctive market niche. (3)
- GB: Assist community by identifying needed businesses. (3,4)
- GB: Promote the local wintertime economy. (1,\*)
- GB: Advise the Gibraltar Town Board on the purchase of properties in order to promote and assist desired growth and/or businesses. (1,\*)
- GB: Conduct a needs assessment study for impact fees that would support expanded needs resulting from new development. (4,\*)

- GB: Work with the business community to find ways of better meeting the needs of the general public. (4)
- GB: Address community issues that relate to strengthening the local economy. (4)
- GB: Ensure that adequate infrastructure is in place to support businesses—utilities, sidewalks, roads, etc. (2)
- GB: Improve traffic and pedestrian circulation in the Town. (2)
- GB: Encourage the development of year round, middle-income producing jobs. (1)
- GB: Create and promote Gibraltar’s economic development plan. (3)
- GB: Develop a master plan for the Village of Fish Creek addressing design and economic development. (3)
- LG: Create an economic development plan for the Town of Liberty Grove that utilizes all available educational and professional resources, including Door County Economic Development Corporation and Door County Chamber of Commerce. (3)
- LG: Achieve economic stability by maintaining and enhancing our present diversity of commercial, agricultural, professional, service, construction and tourism related uses while simultaneously working to attract new economic development. (1)
- LG: Focus on enhancing the number and value of wage earner positions in order to expand overall community resources. (1)
- LG: Encourage local businesses to capitalize on the unique strengths of the Town of Liberty Grove. (3)
- LG: Establish a program to attract and retain both traditional and technologically based businesses. (1,2)
- LG: Emphasize business retention as a key economic development strategy in job and community wealth growth. Explore the expansion of technological, consultation and information based business opportunities in the Town of Liberty Grove. (1,2)
- LG: Explore the option of working with Door County and surrounding municipalities and private and professional resources to install a redundant power supply and telecommunication infrastructure. (2)
- LG: Develop and utilize performance measures to monitor the effectiveness of economic development programs in meeting the Town’s objectives. (3)
- LG: Remain sensitive to the aesthetic and image appeal of shoreline in the Town of Liberty Grove, while considering the need for economic use of the shoreline to enhance the Town of Liberty Grove’s economy. (6)
- LG: Identify target markets for retail and employment uses and aggressively recruit businesses to locate in the Town of Liberty Grove. (3)
- LG: Work with all available private and professional resources, including Door County Economic Development Corporation and the Door County Chamber of Commerce, to help year round and seasonal businesses in the Town retain and/or expand customer base. (1)
- NS: Coordinate a meeting between the town, the Wisconsin Department of Transportation, and Door County Planning staff to consider future access provisions along STH 57 and the potential need for frontage roads. (2,5,\*)
- NS: Seek town businesses which exhibit a low water demand, do not generate large wastewater flows or require special wastewater treatment, and which otherwise have minimal impact on the environment. (6)
- NS: Maintain, enhance, and diversify the local economy consistent with other community goals and objectives. (1,4)

- NS: Seek town businesses which strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels (i.e., family- wage jobs), increase the variety of job opportunities, utilize the resident labor force, and pay for their own infrastructure. (1,4)
- NS: Ensure that there is sufficient prime commercial and light industrial land to accommodate desired economic growth in the Town of Nasewaupee. (1,5)
- NS: Future development will include a reasonable assessment of impacts to the town's tax base, public facilities, services, and infrastructure. (4)
- NS: Future commercial and industrial development proposals will address impacts to economic health and markets including employment, job creation, and job retention. (1)
- NS: Enhance economic growth through the use of creative land use planning. (3)
- SB: Plan for development in the village of Sister Bay by seeking balanced economic growth in business and industry, while providing jobs for residents, increasing personal income and protecting the village's environmental assets. (1,6)
- SB: Strengthen the local economy by encouraging economic development projects that involve one or more of the following: public and private participation; an increase in productivity; utilize modern technology; employment of persons with low to moderate skills; and the upgrading of jobs and training of employees to improve job skills. (1,2,\*)
- SB: Work to expand services to future commercial businesses or industries that locate within the village. (2)
- SB: Consolidate commercial growth near major highways in order to establish specific service areas and to prevent incompatible uses. (5)
- SB: Locate commercial development dependent on automobile traffic and easy access, such as gas stations and restaurants, along major highways in order to provide commercial service to local and through traffic. (5)
- SB: Support standards to minimize pollution and adverse impacts on the environment. (6)
- SB: To continue to enhance and promote the character of the village of Sister Bay, future businesses will be located in areas specified in the general plan design map, found in Chapter 8 of this document. (5)
- SB: Work with the county to monitor closely the capacity of existing infrastructure, roads, electricity, public safety services, etc, to accommodate new development and weigh the costs to potential benefits. (2,4)
- SB: Work with the county in promoting the types of commercial development wanted by the village. (3)
- UN: To attract new businesses to the Town of Union to complement existing employers and diversify the economy. (1)
- UN: Decide what types of businesses would fit the existing business community and can be accommodated by the Town's infrastructure. (1,3)
- UN: Continue to promote the Town of Union through local, regional, and statewide marketing efforts. (1)
- UN: Focus on increasing personal per capita incomes through more and varied employment choices. (1)
- UN: Encourage the creation and retention of employment opportunities particularly those benefiting the unemployed, underemployed, and low-to moderate income persons. (1)
- UN: Prepare marketing materials and portfolio of information that can be used to market the Town of Union. (1,3)
- UN: Monitor and evaluate effectiveness of business attraction strategies and make adjustments as necessary. (1,3)

- UN: Research what types of businesses are moving to the region. (1,3)
- UN: Inventory what types of regional and local marketing efforts are underway in order not to duplicate or counter them. (1,3)
- UN: Have a study done by an outside entity to get an idea how the Town of Union are being viewed by those inside and outside the region. (1,3,\*)
- UN: Build an incentive package to be used to attract businesses to the area. (1,3)
- UN: Create a strategy that includes stakeholders, roles and responsibilities, marketing strategies, resources, etc. that will be utilized to attract employers to the area. (1,3,4)
- UN: Determine which areas or regions may provide the best opportunities to recruit desired businesses to the area. (1,3)
- UN: Promote cooperation among downtown businesses to develop creative ways to bring in shoppers from the surrounding areas. (1)

## **B. Educational and Cooperative Economic Development Goals:**

Summary of all educational and cooperative economic development goals:

- 1) Develop solutions to economic development needs through both public and private participation in existing and new partnerships and initiatives.
- 2) Provide and coordinate education, information, and grant/loan application assistance to municipalities, business associations, and individual businesses.

Municipal educational and cooperative economic development goals:

- BH: The Town of Baileys Harbor shall work to encourage county-wide solutions to Door County's housing and economic development needs. (1,\*)
- BH: Discuss such issues and join or start cooperative initiatives with entities such as the Door County Economic Development Corporation, the county planning department and Resource Planning Committee, and other northern Door communities. (1)
- BH: Have town designee(s) join the Door County Economic Development Corporation Attainable Housing and Technology Committees. (1,\*)
- BH: Sponsor annual meetings/discussions for the various private and public county organizations working on housing and economic development issues to come together to discuss existing or possible initiatives in the county. Meetings should be widely publicized and specifically invite homeowners, potential homeowners, and representatives from the development/real estate community. (2)
- BH: The Town of Baileys Harbor shall work on its own to offer educational programs and possibly form partnerships with other organizations to ensure that attainable/entry-level housing is developed within the town and that desired economic development occurs within the town. (1,2)
- BH: The plan commission shall work with public and private organizations working on attainable housing and economic development issues, forming partnerships as appropriate, to provide attainable housing and economic development solutions within the town. (1)
- BH: The town shall be proactive in letting property owners and the real estate community know that the town is interesting in working with funders and developers to (re)develop properties – particularly downtown – as attainable housing or desired business sites. As appropriate, the plan commission may meet with local property owners and realtors when

- properties are listed for sale to determine if attainable housing units or business space can be created. (1,2,\*)
- BH: Work with building owners and the local real estate community as well as persons selling business space(s) to encourage such development as sites become available. (1,\*)
  - BR: Work with farmers in acquiring loans or grants from state and federal agencies. (2)
  - BR: Obtain financial aid or provide incentives to make economic development projects feasible and competitive through such programs as the Small Business Administration loan program, the Economic Development Administration, and the Community Development Block Grant program. (2)
  - BR: Work with businesses to apply for grants and loans to establish or expand a business. (1,2)
  - GB: Support Door County Economic Development Corporation business incubator services. (1)
  - GB: Cooperate with adjacent communities to promote business and job opportunities. (1,\*)
  - GB: Create an Economic Development Committee to work with the Door County Economic Development Corporation to encourage and develop new businesses and new business strategies. (1)
  - GB: Provide information and assistance in securing business loans. (2)
  - GB: Locate and provide information on finances, tax incentives, energy efficiency, and small business loan information. (2)
  - GB: Explore the creation of a community development corporation—a not-for-profit entity that acts as developer in providing affordable housing and support for start-up businesses. (2,\*)
  - GB: Support the Fish Creek Civic Association marketing of area businesses and activities. (\*)
  - GB: Develop programs that encourage business sharing, cooperation, affiliations, intergovernmental partnerships, shared office resources, etc. (1,\*)
  - GB: Encourage programs that teach networking and sharing of information through group activities, a community bulletin board, web site, etc. (2)
  - GB: Provide forums for new ideas on desirable economic development. (2)
  - LG: Link the Town of Liberty Grove web-site to other pertinent sites, including but not limited to the Door County Chamber of Commerce site, the Door County Economic Development Corporation site, and the Door Bell link. (2)
  - NS: Improve coordination between the town and other agencies or organizations involved in economic development efforts (e.g., business recruitment) in Door County to effectively pursue economic development grants and economic growth which benefit the Town of Nasewaupee. (1,2)
  - SB: Work with businesses to apply for grants and loans to establish or expand a business. (2)
  - UN: Research the option to create a convention and visitors bureau within the County Chamber of Commerce or as a separate entity. (1)
  - UN: Build and maintain a strong working relationship between the Union Public School system, business community, Union Chamber of Commerce, and Union Area Economic Development Corporation to further enhance the employment opportunities available to high school and graduating students. (1)

## C. Workforce Development Goals

Summary of all workforce development goals:

- 1) Develop policies and programs to increase the quantity and quality of the workforce.
- 2) Increase and promote attainable housing options, transportation services, and public services for the workforce.

Municipal workforce development goals:

- BLRPC: To increase the quantity and quality of the labor force. (1)
- BH: The town shall work with local educational institutions to increase course offerings in these areas. (1)
- GB: Provide an adequate workforce. (1)
- GB: Support the availability of attainable quality housing for people to purchase, lease to own, or rent. (2)
- GB: Promote workforce training and internships through expanded NWTC course offerings at Gibraltar School. (1)
- GB: Promote the Town of Gibraltar/Fish Creek and the local area as a viable location in which to live, work and purchase goods/services. (1,\*)
- GB: Support improved transportation, services for commuters. (2)
- LG: Seek to maintain and build a skilled labor force. Attract required labor by providing information on appropriate training. (1,\*)
- LG: Attract required labor by encouraging job training opportunities, affordable housing, and year-round wage earning positions. (1,2)
- UN: To increase the number and overall skills of the workforce in the Town of Union. (1)
- UN: Continue to improve existing housing and public services within the Town of Union. (2)
- UN: Expand residential developments to offer a range of housing options for the workforce. (2)
- UN: Build a public-private partnership that will be able to facilitate and provide the necessary training. (1)
- UN: Provide ongoing information to area employers on the resources available for training assistance. (1,\*)
- UN: Create a marketing campaign specifically designed to attract skilled workers to the area. (1,\*)
- UN: Encourage vocational, technical, and college education, employment counseling, and support services such as day care and after school child care programs. (1,2)
- UN: Establish a strong housing program that would focus on renovation of older structures, the building of transitional housing, and the building of single family homes. (2)
- UN: Assist schools in preparing students for local career opportunities. (1)

## D. Economic Development Regulatory Goals

Summary of all economic development regulatory goals:

- 1) Examine zoning designations and ordinance regulations to ensure that they do not prohibit or excessively restrict desirable economic development activities.
- 2) Consider design review or historic preservation regulations that address issues such as parking, lighting, landscaping, signage, architecture, access point standards, and traffic and pedestrian flow.

Municipal economic development regulatory goals:

- BH: Work with other northern Door communities to ensure that the county zoning ordinance does not prohibit or excessively restrict desirable economic development initiatives. (1)
- BH: Examine current and future zoning designations and regulations to ensure that such businesses can easily operate, expand, and locate within the town. (1)
- BH: Examine current and future zoning designations and regulations to ensure that such trade industries can easily locate and operate/expand within the town. (1)
- BR: Consider the value of the prime agricultural lands and the rural/scenic nature of the town before changing the zoning to non-agricultural uses. (1,\*)
- BR: Work with the county and state in identifying the possible use of Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) within the town. (\*)
- BR: Work with the county, future developers and local residents to approve established compatible hours of operation, signage, lighting, parking, and landscaping to meet the town's desire for well planned growth and rural character setting. (2,\*)
- GB: Ensure that development standards (zoning) guide all new development. (1,\*)
- GB: Ensure that all new development within the historical district complies with the Town's historic preservation standards. (2)
- GB: Review current regulations governing home occupations. (1,\*)
- GB: Examine allowed uses in zoning districts and determine the desirability of additional uses and districts. (1)
- GB: Develop an environmental review process to guide decision-making about proposed new development. (\*)
- GB: Create a BID (business improvement district) in the Town to enable development of the business infrastructure and revitalize the commercial streetscape. (\*)
- GB: Promote the creation of an Historic District. (2)
- LG: Consider all business incentive options available to the Town, including but not limited to Town sponsored bond issues (IRBs) and Premier Resort Area Tax Districts. (\*)
- NS: Future commercial and industrial development shall employ site and building designs that include: < Attractive signage and architecture. < Shared highway access points. < Screened parking areas. < Landscaping. < Efficient traffic and pedestrian flow. < Commercial cluster design that promotes mixed-use infill as described in the Land Use Element. Incentives may be considered by the town for developments that diversify the local economy. (2)
- NS: Develop design review standards for commercial and industrial development that promote the town's desired economic development and strengthen the tax base. (2)
- SB: Work with the county, future developers and local residents to approve established compatible hours of operation, signage, lighting, parking, and landscaping to meet the village's desire for well planned growth. (2,\*)

## **E. Tourism-Related Economic Development Goals**

Summary of all tourism-related economic development goals:

- 1) Invest in the protection or expansion of natural resources and/or other sustainable tourism attractions for visitors.
- 2) Develop marketing strategies that utilize the Door County name and image, promoting tourism via better branding and utilization of the internet and other media.

- 3) Develop strategies to better direct visitors to retail stores, recreational assets, and historical/cultural assets.

Municipal tourism-related economic development goals:

- LG: Encourage local businesses to develop marketing strategies that utilize the Door County name and image. (2)
- LG: Promote tourism by utilizing the Internet and other media. (2)
- LG: Enhance use and expansion of park lands for recreation and tourism. (1)
- NS: Support and explore opportunities for new sustainable tourism businesses based on the town's and region's natural resources, historical heritage, and cultural amenities (without diminishing the quality of life of residents). (1)
- UN: To increase the amount of tourism revenue generated within the Town of Union. (2)
- UN: Develop a plan to better direct visitors to retail stores and recreational assets in the area. (3)
- UN: Invest in the expansion of the natural resources that will be attractive to visitors. (1)
- UN: Improve the appearance of the primary entrance corridors to the Town of Union. (\*)
- UN: Create and maintain an environment that is pleasant and inviting to visitors. (1,\*)
- UN: Promote and market resources and activities available to tourists to capture additional dollars for the area ( examples). (1,2,3)
- UN: Evaluate what types of retail outlets and services are needed to attract additional tourists and visitors to the area. (3)
- UN: Obtain financial and technical resources to preserve, enhance, and promote the historic assets with the Town. (1)
- UN: Establish and promote a community calendar that includes events of interest to all members of the family. (2,3)

## **F. Goals Outlining Specific Economic Development Strategies**

Summary of all municipal goals outlining specific economic development strategies:

- 1) Develop assisted living facilities.
- 2) Support and promote agricultural/horticultural activity and farmers' markets.
- 3) Promote the arts.
- 4) Support maritime related businesses.

Municipal goals outlining specific economic development strategies:

- BH: Consider encouraging the development of an assisted living facility with appropriate amenities and services within Baileys Harbor. This might also provide other business development opportunities, such as home health care and transportation services for seniors. (1,\*)
- BH: Promote and support agriculture- and horticulture-related businesses as well as small manufacturing. (2,\*)
- BH: Encourage and support the skilled trade industries such as plumbing, carpentry, and electrical work, as well as high-tech industries. (\*)
- BH: Encourage the development of more professional offices and quality arts and retail businesses, particularly in the downtown "core" area. (3,\*)
- BH: Explore the possibility of expanding the light industrial area in the town as a municipal industrial park. (\*)

- BR: Protect prime farmlands for future agricultural businesses. (2)
- BR: Buffer agricultural businesses from incompatible uses in order to promote their operation and to minimize potential conflicts. (2,\*)
- BR: Identify prime agricultural lands by utilizing the soil surveys. (2)
- GB: Encourage development of assisted living facilities in the Town of Gibraltar. (1)
- GB: Encourage development of businesses that produce local agricultural, forest and fisheries products. (2)
- GB: Recommend alternative uses and potential opportunities for the Gibraltar Town Hall. (\*)
- GB: Establish agricultural enterprise as a priority in the Town's economic development plan and encourage the production of value-added agricultural and forest products. (2)
- GB: Support maritime-related businesses. (4)
- GB: Ensure that artists and arts and crafts businesses are a priority in the Town's economic development plan. (3)
- LG: Facilitate expansion of existing marinas. (4,\*)
- LG: Enhance Town marine facilities in Ellison Bay. (4,\*)
- LG: Encourage new appropriately placed marinas in the Town. (4,\*)
- LG: Encourage expansion of existing boat ramps. (4,\*)
- NS: Support agriculture and ag-tourism as a preferred industry and strong component of the local economy which provides the town and county with revenue at a minimal cost of service and supports related agricultural processing and service industries. (2)
- NS: Encourage and promote expansion of agriculture and farmers' markets. (2)
- NS: Facilitate and encourage the establishment of agri-business and home-based businesses that are consistent and compatible with the character of the surrounding area, maintain the rural appearance of neighborhoods, minimize the potential of negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries, etc.), and do not promote or result in non-residential clusters or strips. (2)
- NS: Facilitate and encourage the establishment of agri-business and home-based businesses that are consistent and compatible with the character of the surrounding area, maintain the rural appearance of neighborhoods, minimize the potential of negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries, etc.), and do not promote or result in non-residential clusters or strips. (2,\*)

**G. Tax-Related Economic Development Goals** (Issue addressed by Liberty Grove only)

- LG: Work to mitigate property tax impact of businesses.
- LG: Work independently and intergovernmentally to cause legislative change and to formulate policies to reduce property taxes.
- LG: Consider options to reduce reliance on property tax, including but not limited to:
  - Expanded County and State Sales Tax
  - Room Tax
  - User Tax
  - Real Estate Transfer Tax
  - Premier Resort Tax District
- LG: Continue working to change the funding mechanism for Wisconsin Technical College system.
- LG: Obtain an equitable return of tax revenue and services to Liberty Grove.

LG: Develop effective communication between Town, County, and State regarding tax revenue generated and returned to Liberty Grove, including but not limited to:

- Shared Revenue
- General Transportation Aid
- County Services
- DNR Lieu Tax
- Fire Dues Distribution
- Forest Crop Payment
- Payment of Municipal Services

## **IV. Housing**

### **A. General Housing Goals**

Summary of all general housing goals:

- 1) Develop policies and programs that will provide for a variety of quality, affordable housing opportunities for all segments of the current and future population.
- 2) Promote employee housing development.
- 3) Promote multi-unit housing alternatives that minimize conflicts with neighboring land uses.
- 4) Continually monitor the diversity of existing housing, the availability of affordable housing, and the condition of the housing stock.
- 5) Plan for coordinated growth and high-density growth located consistent with the comprehensive land use plan.
- 6) Encourage single-family residences.

Municipal general housing goals:

- BLRPC: To provide for a variety of quality, affordable housing opportunities for all segments of the Region's current and future population. (1)
- BLRPC: To promote new housing development in areas where it is needed and can be done in an environmentally and cost effective manner. (1,3)
- BH: The Town of Baileys Harbor shall work to encourage county-wide solutions to Door County's housing and economic development needs. (1)
- BH: Consider encouraging the development of an assisted living facility with appropriate amenities and services within Baileys Harbor. This might also provide other business development opportunities, such as home health care and transportation services for seniors. (1,\*)
- BH: Work to ensure the development of attainable housing options and economic development initiatives, particularly within preferred growth areas. (1,5)
- BH: The Town of Baileys Harbor shall work to ensure that there are various housing options available to senior and disabled residents. (1)
- BH: The town plan commission shall explore housing issues facing seniors and the disabled in the town. (1)

- BH: Assign the town plan commission the responsibility of working on housing and economic development issues facing year-round residents. (1)
- BR: To provide for a variety of quality housing opportunities for all segments of the town's current and future population as well as minimizing potential conflicts and incompatible land uses. (1,3)
- BR: To develop and enforce policies and programs that provide a range of housing choices to meet the needs of all income levels and all age groups, and persons with special needs. (1)
- BR: Support housing developments for all persons including low and moderate income, elderly, and residents with special needs. (1)
- BR: Encourage single family development throughout the town, with higher densities adjacent to the unincorporated village of Brussels to minimize conflicts. (6)
- GB: The Town of Gibraltar is a community in which people of diverse ages and economic backgrounds can attain housing. (1)
- GB: Increase the supply of housing that is affordable to low and moderate income households. (1)
- GB: Promote housing for employees of local businesses. (1,2)
- GB: Encourage accommodation of transitional population. (1,2)
- GB: Promote development of elderly housing. (1)
- GB: Encourage the settlement of young people and their families in the Town of Gibraltar. (1)
- GB: Provide local property tax and other incentives for construction of housing for seasonal workers and low-income households. (1,2,\*)
- LG: Encourage overall atmosphere and policies for affordable housing. (1)
- LG: Encourage policies for seasonal employee housing. (1,2)
- LG: Manage, through planning, development of multi-unit housing. (1,3)
- LG: Concentrate multi-unit housing in areas classified as high density residential and general commercial on the General Plan Design Map. (1,3,5)
- LG: Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the Town for both existing and future residents. (3)
- LG: Utilize the General Plan Design Map as an illustration of the Town's overall development policy to provide sufficient land area for projected residential needs. (1,5)
- LG: Minimize social impact of multi-unit housing. (3)
- LG: Utilize the General Plan Design Map as an illustration of the Town's overall development policy to minimize the impact of housing on Liberty Grove's infrastructure. (3,5)
- LG: Work with the County and neighboring towns and villages to ensure compatible residential growth. (5,\*)
- NS: Siting and construction of new housing should be consistent with the objectives and densities established for each land use management area and shall meet the intent of the applicable review criteria detailed in the Land Use element. (5)
- NS: Local land use controls (e.g., lot sizes) and related administration (e.g., fees) shall consider impacts on affordable housing. The availability of affordable housing will be monitored continually for adequate supply. (1,4)
- NS: Proposed developments and town actions that may deter the creation of alternative forms of housing will be discouraged. (1)
- NS: Housing development which accommodates the elderly shall be located near public transportation and other urban amenities. (1,\*)

- NS: Provide opportunities for adequate housing supply for residents of all income groups, including housing which is affordable to low and moderate income groups. (1)
- NS: Ensure that local land use controls and permit processing do not discourage or prevent the provision of affordable housing opportunities within the town. (1)
- NS: The town should monitor the regional availability of housing for various income levels, age groups, and persons with special needs. (4)
- NS: The town should monitor the local and regional availability of lands for the development of affordable housing. (4,\*)
- NS: The town should monitor the diversity and condition of its existing housing stock. (4)
- NS: Retain farm and single-family residences as the preferred type of housing supply in the Town of Nasewaupee. (6,\*)
- NS: Support and encourage as an affordable housing option, manufactured homes which are constructed to state standards, are consistent with surrounding uses, and feature designs similar to site-built homes. (1,\*)
- SB: To develop and enforce policies and programs to assist citizens to obtain adequate housing. (1)
- SB: To develop and enforce policies and programs to assist citizens in obtaining affordable quality housing. (1)
- SB: Encourage new housing development in areas where it is needed and can be done in an environmentally and cost effective way. (1,3)
- SB: Provide adequate housing for all persons including low and moderate income, elderly, and handicapped residents of the village. (1)
- SB: Provide affordable housing for first time home buyers. (1)
- SB: Encourage variety of housing options. (1)
- SB: Encourage the development of a housing trust fund, at the county level, to meet residential needs (see page 3-20). (1,\*)
- SB: Carefully regulate development that has the potential to adversely affect the assessed value or livability of neighboring residential properties. (3)
- SB: Encourage single family homes, and the adequate availability of apartments and elderly housing. (1,6)
- UN: To provide for a variety of quality housing opportunities for all segments of the Town's current and future population. (1)
- UN: Continue to develop and support policies and programs that help citizens obtain affordable, quality housing. (1)
- UN: The Town should continue promoting adequate housing ranges for all persons including low and moderate income, elderly, and residents with special needs. (1)
- UN: Encourage new housing development in areas where it is needed and can be done in an environmentally and cost effective way. (1,3)
- UN: Carefully regulate development that has the potential to adversely affect the assessed value or livability of neighboring residential properties. (3)
- UN: Encourage single family homes, and adequate availability of apartments and elderly housing. (1,6)
- UN: Develop and enforce policies and programs to assist citizens to obtain adequate housing. (1)
- UN: Provide affordable housing for first time home buyers. (1)
- UN: Encourage single family dwellings, multi-family/condominiums, duplexes, and new subdivisions. (1,\*)

UN: Provide adequate housing for all persons including low and moderate income, elderly, and handicapped residents of the Town. (1)

## **B. Cooperative and Housing Education Goals**

Summary of all cooperative and housing education goals:

- 1) Monitor local population characteristics and stay informed as to changing demographics/characteristics.
- 2) Provide education to residents on financial programs and home repair programs and assist residents in achieving loans and grants.
- 3) Develop public/private partnerships and organizations that promote affordable housing.
- 4) Explore incentives for developers to provide affordable housing.
- 5) Seek donated land and identify municipal-owned land appropriate for affordable housing.

Municipal cooperative and housing education goals:

- BR: Seek the donation of lands for affordable housing opportunities. (5)
- BR: Work with the state, county and BLRPC to monitor the town's population characteristics to stay informed of changing demographics/characteristics within the town. (1)
- BR: Work with federal, state, and county agencies to assist town residents in achieving home loans. (2)
- BR: When qualified, the town should apply for grants and become involved in programs to address the town's housing needs. (\*)
- BR: Assist residents by providing educational materials and information on financial programs and on home repairs. (2)
- BR: Provide affordable housing information and assistance for first-time home buyers. (2)
- BH: Have town designee(s) join the Door County Economic Development Corporation Attainable Housing and Technology Committees. (3)
- BH: Sponsor annual meetings/discussions for the various private and public county organizations working on housing and economic development issues to come together to discuss existing or possible initiatives in the county. Meetings should be widely publicized and specifically invite homeowners, potential homeowners, and representatives from the development/real estate community. (3)
- BH: The Town of Baileys Harbor shall work on its own to offer educational programs and possibly form partnerships with other organizations to ensure that attainable/entry-level housing is developed within the town and that desired economic development occurs within the town. (2,3)
- BH: The plan commission shall work with public and private organizations working on attainable housing and economic development issues, forming partnerships as appropriate, to provide attainable housing and economic development solutions within the town. (3)
- BH: Look for ways to specifically invite seniors and the disabled to educational programs regarding available housing programs and funds that may benefit them. (2)
- BH: The town plan commission shall advise the town board and act as a liaison between the board and other public and private entities that affect the provision of attainable housing in the town. (3)

- GB: Develop a section of the Fish Creek Library devoted to social/housing resources. (2,\*)
- GB: Require one Planning Committee (Commission) member to attend an affordable housing conference on an annual basis. (2,3,\*)
- GB: Work intergovernmentally to create and maintain a “one-stop” resource center for social assistance including housing. (2,3,\*)
- GB: Work intergovernmentally to provide links to affordable housing resources. (2)
- GB: Develop active relationship with affordable housing resources. (3)
- GB: Link affordable housing resources to Town web site. (2)
- GB: Provide local property tax and other incentives for construction of housing for seasonal workers and low-income households. (4)
- LG: Work with the County, other municipalities, and private businesses and organizations to encourage development of seasonal housing by employers, either individually or by cooperative efforts. (3)
- LG: Consider using property owned by the Town for affordable housing. (5)
- LG: Work with private and/or nonprofit organizations to assist in creating more affordable housing. (3)
- LG: Create a committee to explore policies and programs that promote year-round, affordable and seasonal housing. (3)
- NS: Support educational programs to promote community acceptance of low and moderate income housing. (2,\*)
- NS: Promote local affordable housing opportunities through cooperative planning between the town and City of Sturgeon Bay. Include affordable housing in any future discussions regarding establishing urban growth or urban service areas on town lands. (3,\*)
- NS: Assist homeowners with housing in poor or fair condition in the repair or renovation of their homes by supporting local government and agency efforts to obtain grant program funds. (2)
- NS: Support local and regional efforts to create quality housing with rents affordable to working families and developments for elderly and special-needs individuals. (3)
- NS: Explore opportunities to provide incentives for developers and home builders that create housing that is affordable for low and moderate income households. (4)
- SB: Work with federal, state, and county agencies to assist village residents in achieving home loans. (2)
- SB: Work with the state, county and Bay-Lake Regional Planning Commission (Bay-Lake RPC) to monitor the village’s population characteristics to stay informed of changing demographics/characteristics within the village. (1)
- SB: Support the agencies and their programs that provide affordable housing to its residents. (3)
- SB: Consider participating along with non-profit agencies to acquire and hold lands for future development of housing. (3,\*)
- SB: Assist residents by providing educational materials and information on financial programs and on home repairs. (2)
- SB: Support local initiatives to improve the housing conditions within the village. (3)
- SB: Provide affordable housing information and assistance to first time home buyers and to residents that rent housing. (2)
- SB: Consider using public or donated land for affordable housing development. (5)
- UN: The Town should continue to support local initiatives to improve the housing conditions within each community. (3)

- UN: The Town should support and cooperate with local non-profit agencies that provide housing assistance. (3)
- UN: The Town should ensure residents are aware of available housing assistance programs. (2)

### **C. Ordinance and Housing Code Goals**

Summary of all ordinance and housing code goals:

- 1) Ensure adequate regulation of new home construction through building codes and ordinances.
- 2) Consider zoning techniques that will promote more alternative and affordable housing including mixed-use development, cluster housing, inclusionary zoning, mandated provision of employee housing for new construction, accessory residences, and a range of density and lot sizes options.
- 3) Periodically review building codes, zoning ordinances, and other plans for an appropriate mix of lot sizes and densities.
- 4) Create zoning districts for smaller lot sizes and/or higher densities within areas where infrastructure exists or is planned.

Municipal ordinance and housing code goals:

- BR: Support mixed use development within the town which can provide additional housing choices. (2)
- BR: Ensure that the zoning ordinance and subdivision ordinance continue to allow for a range in densities and lot sizes. (2,4)
- BR: Regulate the construction of new homes with adequate building codes and ordinances. (1)
- BR: Assist in reviewing existing zoning and subdivision ordinances to identify antiquated standards that limit certain housing choices and to measure impacts that current ordinances have on the town's housing stock and future choices. (3,\*)
- BH: Work with other northern Door communities to propose amendments to the county zoning ordinance that will encourage or mandate attainable housing. Such amendments might include: inclusionary zoning for subdivisions and multi-family developments, requiring new commercial construction to provide employee housing, allowing smaller lot sizes in specific situations, decreasing setbacks in specific situations, decreasing minimum floor area requirements for new homes, encouraging or mandating cluster housing, and/or allowing additional accessory residences in certain situations. (2,\*)
- GB: Allow density bonus for providing on-site employee housing. (2)
- GB: Rezone selected areas of the Town for housing development for low and moderate income households. (3,\*)
- LG: Provide zoning districts allowing adequate areas for smaller lot sizes at higher densities where infrastructure is planned or currently exists. (2,4)
- LG: Where practicable, provide for smaller lot sizes of one-quarter (1/4) acre or less. (2)
- LG: Consider innovative standards in zoning and subdivision techniques including, but not limited to, zero lot lines, cluster developments, and inclusionary zoning. (2)

- LG: Work with Door County Planning Department to periodically review ordinances for density standards. (3)
- NS: The town should adopt and enforce the Uniform Dwelling Code or a similar regulatory device as part of its implementation system in order to ensure the structural and mechanical integrity of new homes. (1)
- NS: High density residential development (lot sizes of less than 40,000 square feet) will only be allowed in: existing approved plats, in the RS (Residential Suburban) and RP land use management areas, and in areas served by sanitary sewer. (4,\*)
- NS: A comprehensive building code shall be maintained that requires inspection of new structures and repair of unsafe and unsanitary housing conditions. The Wisconsin Historic Building Code shall apply to state designated historic buildings. (1,\*)
- SB: Regulate the construction of new homes through building codes and ordinances. (1)
- SB: Utilize the village's zoning ordinance to achieve the above goals. (1)
- SB: Review existing zoning and subdivision ordinances to identify antiquated standards that limit certain housing choices and to measure impacts that current ordinances have on the village's housing stock and future choices. Also work on any future controls affording more flexibility in regulations allowing for a greater variety of housing choices including considering Conservation Subdivisions and clustering. (2)
- SB: Periodically review housing codes. (3)
- SB: Periodically review and update the village plan which identifies areas within the village for a future mix of residential development with a variety of minimum densities. (3)
- UN: Regulate the construction of new homes through building codes and ordinances. (1)
- UN: Regulate the construction of new homes through adequate building codes and ordinances. (1)
- UN: Utilize the Town's zoning ordinances to achieve the above goals. (1)
- UN: Review housing codes to determine their impacts on the communities' housing stock. (3)

#### **D. Re-Use and Infill Housing Goals**

Summary of all re-use and infill housing goals:

- 1) Encourage adaptive re-use of existing developments for residential in-fill, affordable housing, and commercial uses.
- 2) Develop partnerships to enable the rehabilitation or conversion of existing sites.

Municipal re-use and infill housing goals:

- BR: Encourage the infilling of existing residential developments. (1)
- BR: Support adaptive reuse of existing developments such as business to residential. (1)
- BR: Encourage rehabilitation and preservation of the existing housing stock in the town. (1)
- BH: The town shall be proactive in letting property owners and the real estate community know that the town is interesting in working with funders and developers to (re)develop properties – particularly downtown – as attainable housing or desired business sites. As appropriate, the plan commission may meet with local property owners and realtors when properties are listed for sale to determine if attainable housing units or business space can be created. (2)

- BH: Encourage the redevelopment of existing hotels – especially ones for sale and/or underutilized – as attainable housing units. (1,2)
- LG: Encourage continued use and re-use of existing housing stock. (1,2)
- LG: Promote older homes as starter homes. (1,2)
- LG: Encourage the renovation and upgrading of existing residential properties. (1,2)
- LG: Consider adaptive reuse of affordable housing. (1)
- LG: Explore the possibilities for residential use and/or re-use of existing, nonconforming housing stock. (1,2)
- NS: The town shall consider adaptive reuse and conversion of surplus and/or outmoded buildings to economically viable new housing. (Consider old schools, agricultural structures, warehouses). (1)
- NS: Encourage well-designed residential in-fill development to increase the housing supply while protecting and enhancing existing neighborhood character and affordable housing opportunities. (1,2,\*)
- SB: Rehabilitate and preserve the existing housing stock in the village. (1)
- UN: Encourage new housing to infill areas throughout the area. (1)
- UN: The Town should continue the rehabilitation and preservation of existing housing within each community. (1)
- UN: Rehabilitate and preserve the existing housing stock in the Town. (1)

## **E. Housing Goals Regarding Preservation of Natural Resources and Open Space**

Summary of all housing goals regarding preservation of natural resources and open space:

- 1) Preserve rural character by retaining large areas of natural and open space.
- 2) Support alternative developments, including conservation development subdivisions and cluster developments, as alternatives to conventional zoning.
- 3) Minimize negative environmental impact of housing development, particularly through identifying planned growth areas with appropriate infrastructure for high-density development.

Municipal housing goals regarding preservation of natural resources and open space:

- BR: Encourage new housing development in areas that will preserve the town's rural nature and can be done in a cost effective way. (1,\*)
- BR: Consider new development ideas that encourage a responsible use of land and the retention of natural or unique areas. (1,2)
- BR: Support conservation by design developments as well as cluster type developments as an alternative to conventional zoning methods. (1,2)
- BR: Encourage new development techniques to be permitted (i.e. conservation subdivision designs within the town) and evaluate their effectiveness at least once every year to help residents in meeting their housing needs. (1,2)
- BR: The town should also work on any future controls affording more flexibility in regulations allowing for a greater variety of housing choices to include considering Conservation Subdivisions and clustering. (1,2)

- BR: Identify areas in which new development should be restricted or maintained as open space. (1)
- GB: Allow density bonus for cluster housing developments with shared septic system. (1,2,\*)
- LG: Manage, through planning, high density development to preserve rural, open, and natural character of the Town of Liberty Grove. (1,3)
- LG: Minimize environmental impact of multi-unit housing. (3)
- LG: Concentrate multi-unit housing to areas with the appropriate infrastructure, for example, the present population centers and/or existing or future sanitary districts. (1,3)
- LG: Utilize the environmental corridor/wetlands classification of the General Plan Design to minimize the impact of multi-unit housing. (3)
- LG: Encourage compatibility of multi-unit housing with natural and cultural surroundings to minimize the environmental impact. (3)
- LG: Encourage cooperation with other governmental units to protect the environment through the use of storm water run off plans. (3,\*)
- LG: Encourage future development within and towards population centers to facilitate controlled residential growth. (1,3)
- LG: Encourage utilization of conservation based subdivision guidelines to preserve rural and natural areas. (1,2)
- LG: Encourage the use of ecologically and geologically sound practices in residential development. (3)
- LG: Concentrate multi-unit housing to areas with the appropriate infrastructure, for example, the present population centers and/or existing or future sanitary districts. (3)
- LG: Retain natural and rural character of Town, while providing sufficient land area for development of residential needs to meet population projections for the next 20 years. (1)
- NS: Clustered residential development should be promoted to minimize land use impacts in the RCC (Rural Character Conservation), NF (Natural Features), PT (Planned Transition) and RP (Private Recreation) land use management areas. (1,2,\*)
- NS: Reduce the inappropriate conversion of town open spaces and resource lands into sprawling, low density, residential development. (1)
- NS: Encourage a shift in residential development from town rural lands to planned growth areas where adequate public services and facilities are available or planned. (1,3)
- NS: Direct that higher density residential development be located near the City of Sturgeon Bay or in the northern portion of the town, near existing residential developments, in order to provide economies of scale for the town's infrastructure, retain rural character, and to provide more convenient access to community facilities and services. (1,3)
- NS: Accommodate housing types and densities which are consistent with the existing character of town residential neighborhoods and rural lands. (1)
- NS: Encourage and support multi-family, group housing, and other high density residential development within the City of Sturgeon Bay and urban service areas. (1,3)
- NS: Manage new condominium forms of ownership to ensure that they are consistent with conventional residential development in terms of controlling density, retaining open spaces, providing for adequate public services and facilities, and mitigating development impacts (e.g., stormwater management). (1,2,3)
- SB: Encourage new housing development in areas that will preserve the character of the village. (1)
- SB: To provide for a variety of quality housing opportunities for all segments of the village's current and future population in such a way that will minimize the adverse impacts on the environment and preserve the village's rural character. (1,2,3)

- SB: Discourage the development of housing in areas designated as environmental corridors. (1)
- SB: Encourage housing styles, locations, colors, landscaping and grouping that will enhance the rural characteristics and natural beauty of the area and that will preserve open space and scenic vistas. (1,\*)
- SB: Identify unique natural areas that should be retained as open space prior to new development. (1)
- SB: Explore new development ideas to minimize possible negative impacts on the water resources and other aspects of the environment. (3)
- SB: Identify locations in which new development should be restricted so as to maintain open space. (1)
- SB: Explore new development ideas which encourage a responsible use of land and the retention of natural or unique areas. (1,2)
- SB: Establish a group or committee to investigate the use and to establish a set of standards/criteria in order to best develop regulations regarding the future use of development practices, i.e. conservation subdivisions and traditional neighborhoods, etc. When appropriate, work with neighboring villages, towns, the county and Bay-Lake RPC to develop a set of ordinances designed to further these developmental practices. (1,2)
- SB: Encourage new housing in areas in which community facilities already exist. (3)
- SB: Explore development in areas provided with sewer. The village can assist in identifying lands by inventorying potential infill sites and distributing this list to developers. (3,\*)
- UN: Explore new development ideas to minimize possible negative impacts on the water resources and other aspects of the environment. (2,3)
- UN: To provide for a variety of quality housing opportunities for all segments of the Town's population in such a way that will minimize the adverse impacts on the environment and preserve the area community character. (1,3)
- UN: Encourage new housing development in areas that will preserve the rural nature of the planning area. (1)
- UN: Identify unique natural areas that should be retained as open space prior to new development. (1)
- UN: Identify areas in which new development should be restricted or maintained as open space. (1)
- UN: Explore new development ideas which encourage a responsible use of land and the retention of natural or unique areas. (1,2)
- UN: Encourage new housing in areas in which community facilities already exist. (3)

## **F. Design Goals** (Issue addressed by Liberty Grove and Union only)

Summary of housing design goals:

- 1) Develop architecture/design standards in order to maintain the character of residential areas and minimize visual impact of new housing developments.

Municipal housing design goals:

- LG: Minimize visual impact of multi-unit housing. (1)
- LG: Encourage design standards that minimize the visual impact of multi-unit housing. (1)
- LG: Encourage design limitations for multi-unit housing pertaining to the number of units per building and overall square footage of multi-unit buildings. (1,\*)
- LG: Encourage the use of a broad set of design standards to accommodate the different types of multi-unit housing, including, but not limited to, attainable housing, seasonal housing, residential housing, and commercial housing. (1)
- UN: Develop architectural review standards to ensure new development within existing neighborhoods maintains the character of the area. (1)

## **G. Property Tax Goals** (Issue addressed by Liberty Grove only)

Municipal property tax goals:

- LG: Work to mitigate property tax impact of residences.
- LG: Work independently and intergovernmentally to cause legislative change and to formulate policies to reduce property taxes.
- LG: Consider options to reduce reliance on property tax, including but not limited to:
  - o Expanded County and State Sales Tax
  - o Room Tax
  - o User Tax
  - o Real Estate Transfer Tax
  - o Premier Resort Tax District
- LG: Continue working to change the funding mechanism for the Wisconsin Technical College system.
- LG: Obtain an equitable return of tax revenue and services to Liberty Grove .
- LG: Develop effective communication between Town, County, and State regarding tax revenue generated and returned to Liberty Grove, including but not limited to:
  - o Shared Revenue
  - o General Transportation Aid
  - o County Services
  - o DNR Lieu Tax
  - o Fire Dues Distribution
  - o Forest Crop Payment
  - o Payment of Municipal Services

## **H. Physical Accessibility Goals** (Issue addressed by Gibraltar only)

- GB: Promote the development of physical accessibility to accommodate the needs of the aging and mobility impaired population.
- GB: Encourage Town businesses to meet physical accessibility (ADA) standards.
- GB: Modify Town facilities to meet physical accessibility (ADA) standards.
- GB: Educate homeowners and builders regarding building options for physical accessibility (ADA) standards.

## **I. Lighting Goals** (Issue addressed in housing chapter by Liberty Grove only)

- LG: Encourage down lighting whenever practicable.
- LG: Encourage the use of low wattage, high efficiency lighting fixtures when practicable.

## **V. Utilities & Community Facilities**

### **A. General Goals Regarding Utilities and Community Facilities**

Summary of all general goals regarding utilities and community facilities:

- 1) Develop, maintain, and up-grade quality utilities and community facilities and services in an efficient, coordinated, and cost-effective manner that is consistent with comprehensive plan goals.
- 2) Periodically monitor population characteristics and review facilities to determine need for new or expanded services.
- 3) Ensure that new development is provided with adequate public services and facilities, without placing an unreasonable burden on the community to provide them.

Municipal general goals regarding utilities and community facilities:

- BLRPC: To advocate for quality utilities and community facilities and services that are planned in an efficient, coordinated and cost-effective manner for residents of the Region. (1)
- BH: The Town of Baileys Harbor shall provide or promote utilities to service the current community and anticipated growth within the community. (1,2)
- BH: The Town of Baileys Harbor shall provide and promote community facilities to service the current community and anticipated growth within the community. (1,2)
- BR: To provide appropriate and quality community services to all the residents of the town of Brussels and to provide for orderly development of the town through the planned development of the necessary public and community facilities and services. (1)
- BR: To develop, maintain and upgrade as needed the town's utilities, community facilities and services for all its residents. (1,2)
- BR: To site and locate all new facilities within the unincorporated village of Brussels, as appropriate. (1,\*)

- BR: Ensure that provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the town to provide them. (3)
- BR: Developers shall ensure that adequate public facilities exist to accommodate proposed development or will be provided within a reasonable time. (3)
- GB: The Town of Gibraltar preserves and maintains public facilities and plans for expansions and improvements. (1)
- GB: Provide community facilities and services consistent with the growth of the Town. (1)
- LG: Review Town facilities periodically for adequacy of service to prioritize future expansion needs. (2)
- LG: Continue to supply accessible and adequate Town facilities that will meet the needs of a growing community. (1,2)
- NS: Maintain high quality town services and facilities. (1)
- NS: Continually monitor population growth, age, and other demographic characteristics of the town's population to determine the need for new or expanded services. (2)
- NS: Development proposals shall address the impacts to utilities and community facilities including: < Fire protection < Emergency rescue < Law enforcement < Drainage systems < Solid waste collection and disposal. (3)
- NS: Capital Improvement Plan/Budget must support the development of approved new public facilities. (\*)
- NS: No development shall be occupied unless the approving authority first determines that adequate facilities and services are available. (3,\*)
- SB: Balance the need for village growth with the cost of providing public utilities and community facilities. (1,3)
- SB: Provide for the continuous availability of public utility capacity and provide those areas for identified development with adequate water, sewer and stormwater facilities. (1)
- SB: Continue to provide adequate public services throughout the planning period in order to reach the desired vision of this plan regarding future land use development. (1)
- SB: Utilize the environmental corridors defined in the comprehensive plan to identify areas sensitive to development and potential wildlife habitat and trail corridors. (\*)
- SB: Continue to monitor services provided to village residents and explore options for maintaining or improving upon the level of existing services. (1)
- SB: Work with the village of Ephraim, the town of Liberty Grove and Door County to help provide future services as effectively and efficiently as reasonably possible. (1,\*)
- SB: The village should establish committees with specific functions. These committees should establish action programs that will detail their needed steps in making progress on issues. (\*)
- SB: Work with the adjoining municipalities in updating the village's Official Map. (\*)
- SB: Review and update the General Plan Design to ensure it continues to meet the stated goals and objectives stated above as well as those stated goals and objectives outlined in previous elements of the plan. (1,\*)
- UN: To provide quality community services to all the residents of the Town of Union and to provide for orderly development of the area through the planned development of public and community facilities.(1)
- UN: Develop, maintain and upgrade as needed the Town's community facilities/utilities and public services for all of the area's residents. (1,2)
- UN: Continue to invest in new public works equipment to adequately and economically perform required duties. (1)
- UN: Continue to encourage the concept of "mutual aid agreements" for public services being

- provided. (1,\*)
- UN: Provide for the continuous availability of public utility capacity and provide those areas identified for development with adequate water, sewer and stormwater facilities. (1)
- UN: Provide public facilities to development that will not place an unreasonable burden on the ability of the Town to provide them. (3)

## **B. Wastewater Goals**

Summary of all wastewater goals:

- 1) Safely and cost-effectively operate wastewater treatment systems, planning for anticipated growth upgrades.
- 2) Minimize wastewater treatment facilities' impact on environmental resources, particularly ground and surface waters.
- 3) Support and strengthen Sanitarian inspection, monitoring, and maintenance programs designed to evaluate existing private systems and determine suitability for new systems.
- 4) Encourage innovative septic system technologies proven effective.
- 5) Explore the potential for sewer creation or expansion.

Municipal wastewater goals:

- BH: Safely operate a system for wastewater treatment within the community that anticipates growth while preserving and upgrading existing waste collection and treatment facilities. (1)
- BH: Provide financial support to the operation of the waste treatment facility to assure its continued full and complete compliance with applicable state and national discharge regulations. (1, 2)
- BH: Present a report of all planned and required maintenance and/or expansion of the sewer system at the town's annual meeting. (\*)
- BH: Develop a five- to ten-year plan for the sewer system. This plan shall address how and when sewer may be provided to all areas of the downtown "core," as well as include discussion of serving anticipated growth in other areas and financing for future upgrades. It shall also consider the use of impact fees on new construction as a source of funding. (1,\*)
- BH: Current sewer district definitions and rules should be reviewed, clarified, and readily available. (\*)
- BH: Provide that sewer and storm water drainage systems and the periodic maintenance thereof be consistent with minimizing adverse impact to the community's groundwater and shore waters. (2,\*)
- BH: Cooperate with the Door County Sanitarian Department's responsibility for verifying soil tests, issuing sanitary system installation permits, and evaluating existing private systems. (3)
- BH: In addition to supporting the Door County Sanitarian Department in its work, the town shall work to coordinate the mandatory testing and reporting required at town and county levels regarding POWTs. (3)

- BR: Designate a sub-committee to explore creation of a sanitary district and development of a feasibility study to provide sewer service to the community of Brussels. (5)
- BR: Ensure that private on-site waste disposal systems are adequately maintained in order to protect the town's valuable groundwater sources. (2,3)
- GB: Merge Sanitary Districts No. 1 and No. 2 to create a managing agent that will have the ordinance-based authority to comprehensively monitor, inspect and assure the maintenance of on-site wastewater systems and sanitary sewer services to ensure compliance with state, county and local standards. (1,\*)
- GB: Plan for the expiration of the Ephraim/Gibraltar Wastewater Treatment Agreement for Sanitary District Number 2. (\*)
- GB: Promote the construction of "cluster" wastewater treatment systems in areas unserviceable by sanitary sewers. (4)
- LG: Preserve clean water, establish programs to monitor on-site treatment systems, and plan for cost-effective treatment of waste as growth occurs. (1,2,3,\*)
- LG: Provide for orderly development of safe water and sanitary sewer systems. (1,\*)
- LG: Survey all private on-site waste water treatment systems. (3,\*)
- LG: Support the Door County Sanitation office inspection and maintenance program of all private on-site wastewater treatment systems. (3)
- LG: Create an ad-hoc committee to consider planning for a sanitary sewer and potable water system in commercial centers. (5)
- LG: Explore the expansion of existing and the creation of new sanitary districts to accommodate future growth in the Town. (5)
- NS: Ensure proper disposal of wastewater to protect ground and surface water supplies. (2)
- NS: Encourage inspection of on-site sewage disposal systems and strengthen enforcement of existing regulations. (3)
- NS: Discourage development in areas where holding tanks are necessary. (\*)
- NS: Encourage the use of innovative individual and cluster on-site wastewater technologies which better treat domestic and business flows. (4)
- NS: Coordinate wastewater facility planning with land use, environmental, economic development, and growth management objectives. (1)
- NS: Concentrated residential development shall consider the feasibility and water quality impacts of a wastewater collection and treatment system. (2)
- NS: Whenever possible, utilize the most appropriate on-site waste treatment technology as a replacement for failing systems. (3)
- NS: All unsewered subdivisions shall be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and on-site wastewater treatment systems or a public wastewater collection and treatment system. (2,3,\*)
- NS: The town, in cooperation with Door County, should develop a private on-site waste treatment system monitoring program that would establish a periodic inspection time frame (i.e. cover the whole town every 10 years). (3,\*)
- SB: Provide public sewer and water for all new developments. (1,\*)

## C. Water Supply Goals

Summary of all water supply goals:

- 1) Work individually or, as appropriate, with local, county, regional, and state agencies to preserve and protect the quality of ground and surface waters.
- 2) Require that all abandoned wells are properly sealed and encourage citizens to have their well water tested every year.
- 3) Manage the impact of new development on water quality through appropriate land use designations and decisions.

Municipal water supply goals:

- GB: Preserve and protect the quality of ground and surface waters within the Town of Gibraltar. (1)
- GB: The Town Board shall designate the managing entity to annually secure necessary data from the Department of Natural Resources, the Door County Public Health Department and County Sanitarian's office and other credible sources to develop a report on water supply trends as means of developing and moving on corrective action strategies. (1,\*)
- GB: Require that all abandoned wells in the Town are properly sealed. Educate residents and ensure the enforcement of applicable State and County laws and ordinances. (2)
- GB: Cooperate with other Northern Door Municipalities to protect and provide a safe water supply. (1)
- GB: Inventory the location of all above and below-ground fuel tanks and abandoned and existing landfills. Develop means to ensure compliance with applicable state laws in regards to cleanup and abandonment. (1,\*)
- GB: Protect all wetlands within the Town. (\*)
- LG: Encourage participation in the Well Head Protection and Well Abandonment programs. (2,\*)
- LG: Encourage citizens to have their well water tested on an annual basis to protect the health and safety of the citizens and visitors of the Town. (2)
- NS: Protect and improve the quality and protect the quantity of town's surface and ground water resources to the benefit of fish and wildlife, recreation, and water supply for town homes and businesses. (1,\*)
- NS: Reduce future utilities cost by protecting groundwater supplies. (1,\*)
- NS: Manage the type, extent, and location of new growth to protect groundwater resources which are the sole source of water supply for town homes and businesses. (3)
- NS: Direct that large developments demonstrate what impact they will have on the water quality and quantity of surrounding wells. (3,\*)
- NS: Establish protection of surface and groundwater resources as a high priority of town government and a controlling factor to determine allowable land uses. (3,\*)
- NS: Utilize information on the town's soils and geology to guide planning efforts to determine allowable land uses. (3,\*)
- NS: Pursue partnerships for technical assistance and funding among town, state, county, and individual landowners to address known water quality problems. (1)
- NS: Support data collection and monitoring efforts that further the understanding of factors influencing the quantity, quality, and movement of surface and groundwater resources. (1)

- SB: Consider additional elevated water storage capacity in the north end of the village as recommended by Robert E. Lee and Associates in January 2000. (\*)
- UN: Consider the possible impacts to the Town's groundwater capacity and quality when weighing future developments. (3)

#### **D. Stormwater Facilities Goals**

Summary of all stormwater facilities goals:

- 1) Avoid direct stormwater discharge to the community's lakes and streams, using the reduction of impervious surfaces, preservation and maintenance of natural drainage ways, buffer zones, construction site erosion control, and post-construction runoff collection systems to help ensure stormwater run-off minimization and treatment.
- 2) Develop a plan to map, inspect, maintain, and improve all storm water drainage systems.

Municipal stormwater facilities goals:

- BH: Wherever possible, avoid direct storm water discharge into the community's lakes and streams. (1)
- BH: Map and inspect all storm water drainage systems. Note ownership of all existing systems. (2)
- BH: Develop plan for maintenance, changes, and improvements to the storm water drainage system in downtown commercial district. (2)
- BH: Utilize where possible such tools as retention ponds and drywells to collect storm water discharge. (1)
- GB: Implement measures to minimize storm water runoff into the Bay and other surface waters in the Town. (1)
- GB: Direct storm water to detention ponds and/or settling basins to remove solids and filter water. (1)
- GB: Educate developers and landowners on the advantages of grassy swales versus curb and gutter in slowing and reducing runoff and filtering contaminants. (1,\*)
- GB: Encourage the reduction of impervious surfaces to reduce storm water runoff. (1)
- GB: Educate property owners on the detrimental effects of phosphorous and nitrogen from fertilizers on water quality. (\*)
- GB: Develop an ordinance to increase the required natural undisturbed area "buffer zones" on properties bordering the Bay and other surface waters in the Town. (1,\*)
- GB: Create and maintain a map of current stormwater collection system. (2)
- GB: Require all new construction developments adhere to minimum standards of storm sewer runoffs. (1,\*)
- NS: Maintain natural drainage and control stormwater quality and quantity impacts from developed lands. (1)
- NS: Preserve natural surface and sub-surface drainage systems to the maximum extent possible, as existing drainage corridors, streams, and wetlands can provide for stormwater quality and quantity control benefits at no cost to the community. (1)
- NS: Maintain town road-side swales/ditches and other related stormwater facilities for both stormwater quantity and quality control. (1)
- NS: Utilize grass-lined swales and other appropriate biofiltration stormwater quality and

- quantity control facilities to convey and treat road and stormwater runoff prior to discharge to surface and ground waters to retain rural road-side character. (1,\*)
- NS: Manage new stormwater inputs to town maintained facilities from adjacent lands in order to ensure proper control of stormwater flows and protection of town facilities. (2,\*)
- NS: Inform residents and provide opportunities for public input regarding town roadside maintenance activities. (\*)
- NS: Direct that developers be responsible for stormwater quality and quantity control both during (e.g., erosion and sediment control) and after site preparation and construction activities. (1,\*)
- NS: Minimize the amount of impervious surface. (1)
- NS: Stormwater management will be addressed as a requirement of all development proposals with an appropriate level of review based on potential negative impacts caused by construction site erosion and post-construction runoff. (1,\*)
- NS: Stormwater retention basins will be blended into the natural landscape or required landscaping to the greatest extent possible. (1,\*)

## **E. Solid Waste Disposal and Recycling Goals**

Summary of all solid waste disposal and recycling goals:

- 1) Provide adequate, cost-effective, efficient, and environmentally sound solid waste and recycling services.
- 2) Monitor and increase solid waste and recycling services when necessary.
- 3) Ensure proper disposal of hazardous materials.

Municipal solid waste disposal and recycling goals:

- BH: Provide adequate solid waste and recycling services through outside contractors to the community. (1,\*)
- BH: Monitor contracted solid waste and recycling services against projected growth of the community. Increase availability of services should the need arise. (2)
- BH: Provide information (date and location) to residents regarding drop-off point for hazardous materials. (3)
- BR: Ensure that adequate and affordable solid waste disposal services are provided. (1,2)
- LG: Establish a solid waste disposal plan for future growth that will be cost effective, efficient and environmentally sound. (1,2)
- LG: When practicable, support permit requests for local solid waste disposal transfer stations and recycling centers. (1,2,\*)
- LG: Encourage proper disposal of hazardous waste in the Town by means, both public and private, as mandated by federal, state, and local regulations. (3)
- LG: Encourage the County to establish more frequent hazardous waste collections through programs such as "Clean Sweep". (3)
- LG: Educate and encourage citizen participation in hazardous waste collection programs to protect the environment and the health, safety, and welfare of the citizens and visitors of the Town. (3)
- LG: Explore the establishment of an organic waste composting operation within the Town. (\*)
- NS: Provide solid waste collection and disposal and effective recycling services that protect

- the public health, the natural environment, and land use quality. (1)
- NS: Investigate a town recycling program. (2)
- NS: Further explore the financial feasibility and public support for curbside pick-up services of waste within all or portions of the town. (2,\*)
- NS: Increase town involvement in decisions involving the type, location, and extent of land disposal of solid waste within Nasewaupee or outlying areas which can significantly impact local surface and groundwater resources. (1,\*)
- NS: Solid waste disposal sites and landfills should be located and designed to protect surface and groundwater. They should be located outside of municipal well protection zones and in areas of low to moderate groundwater contamination risk. (1,\*)
- NS: Hazardous materials shall be properly disposed of. (3)
- NS: The town should study and pursue opportunities to contract with private waste haulers in order to improve solid waste and recycling services over the long term. (2,\*)
- NS: Develop a burn barrel ordinance. (\*)
- UN: Continue to monitor resident satisfaction with the recycling program in the area. (2)

## **F. Parks and Recreation Goals**

Summary of all parks and recreation goals:

- 1) Create, maintain, improve, expand, and promote diverse recreational opportunities in order to provide accessible and safe public recreation space for the use and enjoyment of all residents and visitors to the community.
- 2) Work to update and implement county and town Outdoor Recreation Plans.
- 3) Engage public and private agencies in joint planning efforts to acquire, maintain, and improve public recreation.
- 4) Protect and incorporate natural features into public space acquisition and improvement plans, such as public access to the water.
- 5) Develop a quality trail network system.

Municipal parks and recreation goals:

- BH: Maintain and improve or expand upon existing town parks as deemed appropriate in order to provide readily accessible public park space for the use and enjoyment of residents and visitors to the community. (1)
- BH: Consider expanding Anclam Park through acquiring additional contiguous property to the north. (1,\*)
- BR: Provision of an integrated system of public, general-use, outdoor recreation sites and related open space areas and areas for intensive nonresource-oriented outdoor recreational activities, intensive resource oriented outdoor recreational activities, and land based outdoor recreational activities which will allow the resident population of the town of Brussels adequate opportunity to participate in a wide range of outdoor recreational activities. (1,\*)
- BR: Continue to maintain and develop appropriately spaced and sized recreational sites within the town for all of the town's residents. (1)

- BR: Ensure that existing and new outdoor recreation sites are consistent with accepted standards. (1)
- BR: The town will cooperate with Door County in the development and implementation of the County Outdoor Recreation Plan. (2)
- BR: The town will cooperate with adjacent communities to consider the development of jointly beneficial future recreational lands within the area. (3)
- BR: The town will promote utilizing as many natural features, as reasonably possible, for enhancing the town's recreational opportunities. (4)
- BR: The town will use the town's official mapping powers to preserve any areas the town designates for future park and recreational uses. (1,\*)
- BR: The town will consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc. (1,\*)
- BR: The town will provide a minimum of 2.2 acres of public park sites per 1,000 persons. (1,\*)
- BR: Establish a sub-committee to work with the county and adjacent municipalities in identifying future recreational areas. (3)
- BR: Work with state agencies and private property owners to ensure that existing trails (i.e. bicycle, pedestrian, snowmobile) are properly maintained and that any disputes are reconciled quickly, so as to provide quality trail networks throughout the town. (5)
- BR: Explore all available resources to further enhance the quality of the town's recreational systems. (3)
- BR: Work with private clubs and seek potential public and private donations for funding park system improvements. (1,3)
- GB: Acquire shoreland properties to increase public access to the water. (4)
- GB: Update the January 27, 1998 "Outdoor Recreation Plan" via the Parks and Lands Committee as a means of implementing previous recommendations and planning for future improvements, expansions and acquisitions. (2)
- GB: Collaborate with the school system and YMCA to maximize usage of facilities and programs. (3)
- LG: Continue to operate a park system that provides recreational and open space with safe, passive and active opportunities for residents and visitors. (1)
- LG: Consider the purchase of properties for future expansion and development of parks, water access points and scenic vistas when they become available. (1,4)
- LG: When necessary, professionally evaluate parks, water access points and scenic vistas to maximize safe and proper use and/or development. (4,\*)
- LG: Promote reclamation and adequately mark all rights-of-way at road ends for access to water. (4,\*)
- LG: Promote public awareness of all public recreational lands, especially underused areas. (1)
- LG: Encourage the concentration of waterfront recreational facilities to where such uses currently exist or where future development is practicable to mitigate environmental impacts. (4,\*)
- LG: Facilitate expansion of existing marinas, in appropriate zoning districts, as demand requires. (4,\*)
- LG: Enhance Town marina facilities in Ellison Bay, including parking facility. (4,\*)
- LG: Encourage new appropriately placed marinas in the Town. (4,\*)
- LG: Encourage expansion of existing boat ramp facilities as necessary. (4,\*)
- NS: Provide and maintain a balanced system of parks and recreational facilities that responds to the recreational, cultural, and environmental needs and desires of the community. (1)

- NS: Improve maintenance and upkeep of existing town park and recreation facilities. (1)
- NS: Investigate the expansion of town park and recreation facilities and opportunities which complement other existing local public recreational areas and facilities. (1)
- NS: Identify and provide for increased recreational and public access along the Green Bay shoreline. (4)
- NS: Provide adequate signage for public accesses for the waters of Green Bay and Sturgeon Bay. (4)
- NS: Encourage developers, through incentives or other means, to incorporate public open space and recreation facilities in development proposals. (3,\*)
- NS: Cooperate with state and county agencies in order to expand and improve public access and park facilities. (3)
- NS: Concentrated residential developments shall contain or be within the service area of a park facility that provides either active or passive recreation opportunities. (1,\*)
- NS: All park facilities shall be in compliance with the AA Americans with Disabilities Act. (1,\*)
- NS: Development near the Potawatomi State Park shall not negatively impact the natural area, its resources, or aesthetic features. (4,\*)
- NS: Development proposals within the RBS and RS land use management areas shall address public access to water. (4,\*)
- NS: The town should develop a more detailed outdoor recreation plan in cooperation with the City of Sturgeon Bay to determine future park needs including location, size, and functions. (3)
- SB: Pursue state and federal funding which can aid in the purchase of parklands and green space, or other acquisition and development projects. (3)
- SB: Provide for adequate and convenient park sites including trail linkages between parks and other activity centers within the village. (1,5)
- UN: To ensure all residents have convenient recreational sites within the town that are both safe and multi-functional. (1)
- UN: Continue to have quality recreational sites within the town for all of the area's residents. (1)
- UN: Continue to maintain and improve the recreational sites within the Town. (1)
- UN: Continue to be responsive to recreational trends particularly among the youth of the area. (1)
- UN: Ensure that any future trailway developments are discussed with residents as well as affected property owners. (5)
- UN: Promote utilizing natural features for enhancing the area's recreational opportunities. (4)
- UN: Use the official mapping powers to preserve any areas designated for future park and recreational uses. (1,\*)
- UN: Consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc. (1,\*)

## G. Utilities Goals

Summary of all utilities goals:

- 1) Provide or promote the development of utilities to service the current and future needs of the community's residential and commercial uses.
- 2) Provide the community with reliable telecommunications and high speed data capabilities.
- 3) Promote unobtrusive installations of electric, cable, and telephone services.

Municipal utilities goals:

- BH: Provide the community with reliable telecommunications capabilities. (2)
- BH: Sponsor an annual planning meeting with existing telecommunications providers and neighboring municipalities. (2,\*)
- BH: Be proactive in advancing telecommunications upgrades in the town. (2)
- GB: Provide and promote the development of utilities to service the community and protect the environment. (1,\*)
- GB: Provide and promote utility services specific to electrical, television, telephone, internet pager and E-mail services and other emerging technologies consistent with the planned development of the Town for resident citizens and visitor populations. (1,2)
- GB: Promote underground installations of electric, cable, and telephone to further discourage proliferation of above ground poles and wires. (3)
- GB: Work with other municipalities and electric utilities to provide safe and dependable electric service to meet the future needs of the private citizens and business community. (1)
- LG: Promote adequate and redundant power transmission facilities to accommodate future growth in the Town and explore alternative energy sources. (1,\*)
- LG: Encourage additional high voltage lines into the Town. (1,\*)
- LG: Encourage upgrading of existing and the creation of additional substations to accommodate future demand in the Town. (1,\*)
- LG: Encourage the installation of a redundant power grid in the Town. (1,\*)
- LG: Provide for future growth and for redundancy of telecommunications. (2)
- LG: Encourage high speed data and communication links. (2)
- NS: Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and planned development. (1)
- NS: Encourage provision of utility facilities (e.g., natural gas, fiber optics, etc.) and systems which are consistent and compatible with the uses, densities, and other elements of the Comprehensive Plan. (1)
- NS: Cooperate with other agencies and jurisdictions in the planning of utilities and encourage coordination among other agencies and jurisdictions in the planning of multi-jurisdictional utility improvements to serve local and regional needs. (1)
- NS: Work together with utility providers to identify utility corridors, and to ensure that the designated corridors provide flexibility for planned development. (\*)
- NS: Direct new utility transmission and distribution lines to be located within public rights-of-way whenever feasible. (\*)
- NS: Promote, when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing. (\*)
- NS: Control the siting, design, buffering, and screening of above-ground utilities to minimize

- impacts on adjacent uses. (3)
- NS: Support underground placement of new or existing distribution lines for electricity, telecommunications, and cable entertainment to maintain and enhance rural character. (3)
- NS: Cellular sites should be placed in locations which provide required service without significantly impacting scenic qualities of the area. (3)
- NS: Actively pursue the highest levels of service from the cable, telecommunications, and technology providers offering services to the town. (1,2,\*)
- NS: The town shall work with the county to review all permits relative to the placement of telecommunication towers, antennas, wind energy structures, and related facilities within the town. Acceptable land use management areas for the possible placement of such facilities shall be determined by town ordinance. (1,\*)
- NS: Telecommunication facilities and towers shall utilize and coordinate with existing facilities to the maximum extent possible and shall be designed to be as safe and unobtrusive as possible. (3)
- NS: Incentives may be considered by the town to encourage developments that incorporate extraordinary energy conservation measures. (1,\*)
- NS: The town should develop standards for communication towers, power transmission lines, and power plants that encourage maximizing the use of existing facilities and rights-of-way. (1,3)
- UN: Ensure that citizens are provided with adequate electric, natural gas and telecommunication services. (1)

## **H. Administrative and Protective Services Goals**

Summary of all administrative and protective services goals:

- 1) Ensure effective and efficient fire, emergency, and other protective services.
- 2) Ensure adequate law enforcement by cooperatively addressing response times, seasonal needs, and joint planning opportunities.
- 3) Ensure effective and timely fire-fighting by cooperatively addressing funding, equipment and staffing needs.
- 4) Ensure prompt and appropriate response to emergency medical needs.
- 5) Monitor and address administrative space needs.

Municipal administrative and protective services goals:

- BH: Ensure adequate law enforcement within the community. (2)
- BH: Encourage the County Sheriff to upgrade patrol coverage of northern Door County to reduce response times. (2)
- BH: Maintain the Town Constable system. (1,\*)
- BH: Encourage the State Police to have a presence in northern Door County, particularly in the spring and summer months. (2)
- BH: Provide effective and timely fire-fighting capability to the community as needed. (3)
- BH: Continue to support the existing mutual aid system among northern Door fire departments. (3)

- BH: Support a program to maintain the ISO fire rating for the community of 8-9. (3,\*)
- BH: Continue to maintain a replacement reserve fund from the town's operating budget for the replacement of fire equipment. (3)
- BH: Monitor current fire department staff levels and research alternative staffing mechanisms. (3)
- BH: Continue to provide significant monetary support to the fire department for personnel equipment and for ongoing and enhanced training. (3)
- BH: Consider an ordinance requiring all alarmed structures to be equipped with Knox Box key repositories that would facilitate easy access in the event of an alarm. (\*)
- BH: Support the prompt and appropriate response to emergency medical needs that occur within the community. (4)
- BH: Provide annual budgetary support of the First Responder program. (4,\*)
- BH: If demand for ambulance services in northern Door County increases, Baileys Harbor, as a mid/centrally located community, should be considered to house these additional ambulance services. (4,5,\*)
- BH: Support non-emergency ambulance services that would serve the community. (4,\*)
- BH: Consider stall space in the existing fire station building for an ambulance and office space for First Responders. (4,5,\*)
- BH: Consider the creation of a water rescue service for the community. (1,\*)
- BH: Acquire the Larson property (if and when available) between the fire station and State Highway 57. (5)
- BR: Continue to work with Door County and adjacent communities to provide affordable and adequate levels of police, fire and rescue services. (1)
- BR: Ensure that the town continues to receive effective and efficient fire and emergency medical services. (3,4)
- BR: Ensure adequate law enforcement services within the town. (2)
- GB: Study and if feasible create a regional fire commission to assure maximum collaboration and efficiencies between existing and future fire services. (3)
- GB: The Town should work with emergency government resources to plan for emergency shelter facilities that can accommodate displaced citizens and visitors when usual electric power sources are interrupted due to natural disasters or when other catastrophic situations occur. (1,\*)
- LG: Provide adequate police, fire, and emergency medical protection for all citizens of and visitors to the Town of Liberty Grove. (1)
- LG: Explore a joint program with neighboring municipalities and/or County to share expense of full-time local law enforcement. (2)
- LG: Improve fire protection by increasing the amount of water available to fight fires. (3,\*)
- LG: Stabilize or increase the size of fire fighting crews. (3)
- LG: Continually evaluate, update and improve fire fighting facilities and equipment as demand requires and within budget constraints. (3)
- LG: Encourage that ambulance and emergency medical services are maintained at the highest level practicable with service expansion to match population growth. (4)
- LG: Expand the Town facilities, as needed and within budget restraints, to enhance efficient administrative and service functions. (5)
- NS: The town shall meet annually with police, fire, and emergency service officials to address equipment needs and purchases in order to facilitate optimal timing and funding of purchases. (1,\*)
- NS: Monitor the adequacy of police protection, fire protection, and emergency services over

- the long term. (1)
- NS: Conduct a space assessment study to address town hall and office needs including public meeting space, furnishings, and equipment to facilitate and support plan implementation and other necessary town functions, record storage, and provisions for the duties of the town clerk, treasurer, land use administrator, building inspector, and constable. The study should evaluate the potential impact of joint administration of programs with other jurisdictions. (5)
- SB: Provide safe and convenient Americans with Disability Act accessibility to all public buildings. (\*)
- SB: Plan for updated fire protection and emergency care facilities. (3,4)
- SB: Plan and build a new fire station facility. (3,5)
- SB: Identify a location for a new fire station to better serve the village and surrounding town of Liberty Grove. (3,5)
- SB: Provide for adequate fire protection and emergency care facilities and programs. (3,4)
- SB: Explore the space needs required for a combined village administration building, village hall and post office in a single service center. (5)
- UN: Ensure that the Town of Union continues to receive effective and efficient law enforcement, fire and emergency/medical services. (1)
- UN: Plan for a construction of a new Town Hall and Community Center, as needed. (5)

## **I. Health Care Goals**

Summary of all health care goals:

- 1) Support community access to necessary health services by supporting existing programs and encouraging the development of new programs.

Municipal health care goals:

- BH: Support community access to necessary health services. (1)
- BH: Encourage the activities of groups such as the county visiting nurses, Meals on Wheels, the Red Cross Blood Drives, and Parish Nurse programs in addressing the health needs of the community. (1)
- BH: Whenever possible, make space available within the Town Hall for these programs' administration and make the Town Hall available on an as-needed basis for the use of these programs. (1,\*)
- GB: Encourage the development of health and residential service facilities to include daycare to meet the emerging needs of the community. (1,\*)
- GB: Encourage the development of health care and elderly related facilities in the Comprehensive Plan. (1)
- NS: The town should support health and child care service provision as home businesses. (1,\*)
- SB: Continue to monitor and address the facility and program needs of the elderly population and those approaching senior status. (1,\*)
- SB: Encourage development of health care facilities such as nursing homes, medical clinics, day care centers, along with appropriate densities that allow for efficient and effective distribution of public utilities. (1,\*)

## **J. Education Goals** (Issue addressed by Baileys Harbor and Nasewaupee only)

Summary of all education goals:

- 1) Ensure quality educational opportunities for the residents of the community.

Municipal education goals:

- BH: Ensure quality educational opportunities for the residents of the community. (1)
- BH: Support and encourage the Gibraltar Area and Sevastopol school districts in their pursuit of academic excellence and fiscal responsibility. (1,\*)
- BH: In conjunction with neighboring communities, be proactive and involved in NWTC decision-making. Encourage attendance by a representative of NWTC at the town's annual meeting. (\*)
- BH: Lobby and support greater local community oversight of NWTC spending and course offerings. (\*)
- BH: Continue support of private education efforts in the town by groups such as Lawrence University, The Ridges, the Door County Land Trust, The Nature Conservancy, and the University of Wisconsin. (\*)
- NS: The town shall encourage discussions that consider the long term local impacts of consolidating Door County school districts. (\*)
- UN: Continue cooperation and communication between the Southern Door School District, the Town of Union and surrounding communities to maintain and upgrade facilities to collectively provide for quality educational opportunities. (1)

## **K. Cemetery Facilities Goals**

Summary of all cemetery facilities goals:

- 1) Ensure adequate cemetery facilities.

Municipal cemetery facilities goals:

- BH: Ensure adequate cemetery facilities are available in the town. (1)
- BH: Continue to cooperate with St. Mary's of the Lake in the appropriate development, maintenance, and provision of cemetery facilities in the town. (1,\*)
- GB: Support and promote the purchase of more land by the Town for cemeteries. (1)
- LG: Provide adequate burial locations for Liberty Grove residents and property owners. (1)
- LG: Acquire land when available contiguous to existing cemeteries and/or develop a new cemetery as necessary. (1)

## **L. Childcare Facilities Goals**

Summary of all childcare facilities goals:

- 1) Support the development of childcare services.

Municipal childcare facilities goals:

- BH: Encourage the development of childcare facilities within the town. (1)
- BH: Support efforts of qualified residents to provide in-home childcare and/or efforts to establish a licensed childcare facility in the town. (1,\*)
- GB: Collaborate with the school system and the YMCA for the most feasible location for future child day care facilities to gain perspective on projected needs for child day care and to encourage provider locations at or near the school complex. (1,\*)
- UN: Support the development of elderly and childcare services within the area. (1,\*)

## **M. Library Goals** (Issue addressed by Baileys Harbor only)

- BH: Provide locally available library resources.
- BH: Continue to provide for library facilities within the Town Hall complex.
- BH: Continue community membership in the Door County and Nicollet Library systems.
- BH: Support the acquisition of historically significant collections by the library that the library board may view as critical in preserving the history of the community and the area.

## **N. Transportation Goals** (Issue addressed in Utilities and Community Facilities chapter by Brussels only)

- BR: Designate a transportation sub-committee that will explore other ways to improve town road conditions and road maintenance.
- BR: Improve the conditions and maintenance of the roads in the town of Brussels and maintain at a minimum level of service of C (LOS C).

## **VI. Transportation**

### **A. General Goals Regarding Transportation**

Summary of all general goals regarding transportation:

- 1) In accordance with all other comprehensive planning goals, develop a transportation system that is safe, economical, efficient, integrated, inter-modal and adaptable to changes in demand and technology at the lowest possible environmental, social and financial public cost.
- 2) Develop and promote a public transportation system that is accessible to all people regardless of age, abilities, and income.

- 3) Develop a transportation system that facilitates energy conservation, minimizes associated pollution effects, and reduces overall travel times.
- 4) Abandoned rail and/or utility rights-of-way corridors should be identified and preserved for future transportation facilities such as bicycle, pedestrian, transit, and/or arterial streets.
- 5) Minimize the total amount of land used for transportation facilities.
- 6) Transportation construction plans should be developed using sound geometric, structural, erosion control and landscape design standards that consider the aesthetic quality of the transportation facilities and the areas through which they pass.
- 7) Minimize the dislocation of households, businesses, industries, and public and institutional buildings caused by the reconstruction of existing or the construction of new transportation facilities and terminals.
- 8) Minimize the destruction of or negative impacts to historic buildings and historic, scenic, scientific, archaeological, and cultural sites caused by the reconstruction of existing or the construction of planned transportation facilities and terminals.

Municipal general goals regarding transportation:

- BLRPC: To provide an efficient, integrated and intermodal transportation system for the Bay-Lake Region. (1)
- BH: The Town of Baileys Harbor shall seek to maximize a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that maintains the quality of life and enhances the economic prosperity of the community. (1,\*)
- BH: Provide and make available to the community information about the nature of transport systems presently available to seniors and the disabled. (2,\*)
- BR: To establish a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that is compatible with the town's adopted Year 2020 Master Plan. (1)
- BR: An integrated area transportation system serves to freely interconnect the various land use activities located within the town, county and region, thereby providing the accessibility needed to support these activities. (1,\*)
- BR: To develop a transportation system that provides for all transportation modes. (1)
- BR: To develop transportation system that is harmonious with surrounding land uses. (1)
- BR: Develop an integrated multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing town land use development pattern and promote implementation of the town land use and transportation plan, meeting the anticipated transportation demand generated by existing and planned land uses. (1)
- BR: Develop a balanced transportation system which will provide the appropriate types of transportation needed by all residents, regardless of income, physical ability or age, businesses, and industries at a level of service which will permit ready adaptation to changes in transportation demand and technology including travel needs and transportation management. (1,2)
- BR: Develop a transportation system which reduces accident exposure and provides for increased travel safety. (1)
- BR: Develop a transportation system which is economical and efficient, satisfying other objectives at the lowest possible environmental, social and financial public cost. (1)
- BR: Develop a transportation system which minimizes adverse effects upon the property tax base and the natural and cultural resource base. (1)
- BR: Develop a transportation system that facilitates energy conservation while minimizing associated pollution effects. (3)

- BR: Develop a transportation system that identifies and preserves multi-use utility and transportation corridors. (4)
- BR: The proper use of land for, and adjacent to, transportation facilities should be pursued in accordance with the town's land use development objectives. The disruption of future development should be minimized by utilizing transportation corridor preservation techniques. (1,4)
- BR: The total amount of land used for transportation facilities should be minimized. (5)
- BR: The dislocation of households, businesses, industries, and public and institutional buildings as caused by the reconstruction of existing or the construction of new transportation facilities and terminals should be minimized. (7)
- BR: The destruction of, or negative impacts to, historic buildings and of historic, scenic, scientific, archaeological, and cultural sites as caused by the reconstruction of existing or the construction of planned transportation facilities and terminals should be minimized. (8)
- BR: Transportation facility construction plans should be developed using sound geometric, structural, erosion control and landscape design standards which consider the aesthetic quality of the transportation facilities and the areas through which they pass. (6)
- BR: Abandoned rail and/or utility right-of-way corridors should be preserved for future transportation facilities such as bicycle, pedestrian, transit, and/or arterial streets where such need is shown in the town's land use plan. (4)
- BR: Full use of all existing transportation facilities should be encouraged through low- and non-capital intensive techniques cooperatively fostered by government, business, and industry, prior to any capital-intensive or disruptive construction of new facilities. (\*)
- BR: The amount of transportation system operating and capital investment costs should be minimized. (1)
- BR: The direct benefits derived from transportation system improvements should exceed the direct costs of such improvements using life-cycle costing methods. (1,\*)
- BR: The transportation system should provide access and service with choices of modes throughout the town in a way designed to reduce overall average travel times to destinations within the town and county. (1,3)
- GB: Provide public transportation emphasizing the elderly and handicapped population. (2)
- GB: The Town of Gibraltar seeks to maximize a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that maintains the aesthetic essence of the community. (1)
- GB: Develop a transportation system that is harmonious with surrounding land uses. (1,\*)
- GB: Assure that safety issues are addressed. (1)
- GB: The use of land for transportation shall be in accordance with the Town's land use plan. (1)
- GB: Locate transportation facilities to minimize impacts on existing development and natural features. (1,\*)
- GB: Encourage intergovernmental cooperation for the development of public transportation. (2)
- GB: The Town Board should establish an ad hoc committee to continually assess, pursue, and ensure completion of Town transportation needs. (\*)
- GB: The Town should urge the County to explore development of a rural transit (bus) system to provide service between the city and villages located within the County. (2)

- GB: The Town should adopt an ongoing public relations program to heighten awareness of the rights, responsibilities, and statutes governing pedestrians, motor vehicles, and bicycles. (1,\*)
- GB: Apply Traffic Considerations - Traffic considerations that the Town should take into account when planning for future development include the following: (1,3,\*)
- 1) Adequate vehicular and pedestrian access.
  - 2) Local roads should be designed to minimize through traffic movement.
  - 3) The road pattern should minimize excessive travel.
- GB: Assess Special Transportation Needs - The Town should actively seek County assistance for the development, coordination, and maintenance of transportation services for elderly and disabled residents within the County. (2)
- GB: Maintain abandoned utility corridors for future transportation facilities for bicycles, pedestrians, and small recreational vehicles. (4)
- LG: Establish a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that is compatible with the Town's adopted Year 2020 Comprehensive Plan. (1)
- LG: Develop a transportation system, which minimizes the impact on the geographical character of the land and yet efficiently provides for all modes of transportation. (1)
- LG: Pursue the proper use of land for, and adjacent to, transportation facilities in accordance with the Town's land use development objectives. (1)
- LG: Minimize the total amount of land used for transportation facilities. (5)
- LG: Design future expansion of the transportation system to provide access and service for all modes of transportation so as to facilitate the efficient flow of traffic. (1)
- LG: Assure that safety issues are addressed for all transportation modes. (1)
- LG: Explore the need for additional public transportation options. (2)
- LG: Encourage participation in a countywide transportation system. (2)
- LG: Encourage social services, both public and private, to develop a public transit plan to meet the needs of a growing and aging population. (2)
- LG: Retain abandoned utility right-of-way corridors for future transportation facilities such as bicycle, pedestrian, and recreational vehicles. (4)
- NS: Provide for a safe, efficient, convenient, and well-maintained, multi-modal transportation network for the movement of people and goods. (1)
- NS: Increase safety and use of non-motorized transportation modes. (1)
- SB: To establish a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that is compatible with the village's adopted Year 2020 Comprehensive Plan. (1)
- SB: Develop a transportation system that provides for all transportation modes. (1)
- SB: Develop transportation system that is harmonious with surrounding land uses. (1,\*)
- SB: Develop an integrated multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing village land use development pattern and promote implementation of the village land use and transportation plan, meeting the anticipated transportation demand generated by existing and planned land uses. (1)
- SB: Develop a balanced transportation system which will provide the appropriate types of transportation needed by all residents, regardless of income, physical ability or age, businesses, and industries at a level of service which will permit ready adaptation to changes in transportation demand and technology including travel needs and transportation management. (1,2)

- SB: Develop a transportation system which reduces accident exposure and provides for increased travel safety. (1)
- SB: Develop a transportation system which is economical and efficient, satisfying other objectives at the lowest possible environmental, social and financial public cost. (1)
- SB: Develop a transportation system which minimizes adverse effects upon the property tax base and the natural and cultural resource base. (1)
- SB: Develop a transportation system that facilitates energy conservation while minimizing associated pollution effects. (3)
- SB: Develop a transportation system that identifies and preserves multi-use utility and transportation corridors. (4)
- SB: The proper use of land for, and adjacent to, transportation facilities should be pursued in accordance with the village's land use development objectives. The disruption of future development should be minimized by utilizing transportation corridor preservation techniques. (1,4)
- SB: The total amount of land used for transportation facilities should be minimized. (5)
- SB: The dislocation of households, businesses, industries, and public and institutional buildings as caused by the reconstruction of existing or the construction of new transportation facilities and terminals should be minimized. (7)
- SB: The destruction of, or negative impacts to, historic buildings and of historic, scenic, scientific, archaeological, and cultural sites as caused by the reconstruction of existing or the construction of planned transportation facilities and terminals should be minimized. (8)
- SB: Transportation facility construction plans should be developed using sound geometric, structural, erosion control and landscape design standards which consider the aesthetic quality of the transportation facilities and the areas through which they pass. (6)
- SB: Full use of all existing transportation facilities should be encouraged through low- and non-capital intensive techniques cooperatively fostered by government, business, and industry, prior to any capital-intensive or disruptive construction of new facilities. (\*)
- SB: The amount of transportation system operating and capital investment costs should be minimized. (1)
- SB: The direct benefits derived from transportation system improvements should exceed the direct costs of such improvements using life-cycle costing methods. (1,\*)
- SB: The transportation system should provide access and service with choices of modes throughout the town in a way designed to reduce overall average travel times to destinations within the village and county. (1,3)
- SB: Abandoned utility right-of-way corridors should be preserved for future transportation facilities such as bicycle and pedestrian trails, and/or arterial streets where such need is shown in the county and village land use plan. (4)
- UN: To establish a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that is compatible with the adopted 20 Year Comprehensive Plan. (1)
- UN: Develop a transportation system that provides for all transportation modes. (1)
- UN: Develop a transportation system that is harmonious with surrounding land uses. (1,\*)
- UN: Provide for convenient and efficient vehicular movement near all commercial, industrial, and public facility locations. (1)
- UN: Develop an integrated multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing land use development pattern and promote implementation of the town's land use and transportation plan, meeting the anticipated transportation demand generated by existing and planned land uses. (1)

- UN: Develop a balanced transportation system which will provide the appropriate types of transportation needed by all residents, regardless of income, physical ability or age, businesses, and industries at a level of service which will permit ready adaptation to changes in transportation demand and technology including travel needs and transportation management. (1,2)
- UN: Develop a transportation system which reduces accident exposure and provides for increased travel safety. (1)
- UN: Develop a transportation system which is economical and efficient, satisfying other objectives at the lowest possible environmental, social and financial public cost. (1)
- UN: Develop a transportation system which minimizes adverse effects upon the property tax base and the natural and cultural resource base. (1)
- UN: Develop a transportation system that facilitates energy conservation while minimizing associated pollution effects. (3)
- UN: Develop a transportation system that identifies and preserves multi-use utility and transportation corridors. (4)
- UN: The proper use of land for, and adjacent to, transportation facilities should be pursued in accordance with the Town land use development objectives. The disruption of future development should be minimized by utilizing transportation corridor preservation techniques. (1,4)
- UN: The total amount of land used for transportation facilities should be minimized. (5)
- UN: The dislocation of households, businesses, industries, and public and institutional buildings as caused by the reconstruction of existing or the construction of new transportation facilities and terminals should be minimized. (7)
- UN: The destruction of, or negative impacts to, historic buildings and of historic, scenic, scientific, archaeological, and cultural sites as caused by the reconstruction of existing or the construction of planned transportation facilities and terminals should be minimized. (8)
- UN: Transportation facility construction plans should be developed using sound geometric, structural, erosion control and landscape design standards which consider the aesthetic quality of the transportation facilities and the areas through which they pass. (6)
- UN: Abandoned utility right-of-way corridors should be preserved for future transportation facilities such as bicycle, pedestrian, transit, or arterial roads. (4)
- UN: Full use of all existing transportation facilities should be encouraged through low- and non-capital intensive techniques cooperatively fostered by government, business, and industry, prior to any capital-intensive or disruptive construction of new facilities. (\*)
- UN: The amount of transportation system operating and capital investment costs should be minimized. (1)
- UN: The transportation system should provide access and service with choices of modes throughout the Town in a way designed to reduce overall average travel times to destinations. (1,3)

## B. Highway and Road Goals

Summary of all highway and road goals:

- 1) Cooperate with local, county, and state transportation agencies on assessing safety and efficiency issues; developing long-range plans for road pavement, maintenance, and improvement programs; and in addressing access to recreational, residential, and commercial establishments in accordance with all comprehensive plan goals.
- 2) Address safety and efficiency issues by identifying dangerous intersections, providing adequate traffic controls, assessing lines-of-sight, providing appropriate access points, maintaining a minimum Level of Service (LOS) on all highways and roads, and other appropriate safety/efficiency methods.
- 3) Plan for and designate future road rights-of-way.

Municipal highway and road goals:

- BH: Maintain, and where necessary build/rebuild, a safe highway and road infrastructure to serve the recreational, residential, and commercial interests of the community. (1)
- BH: Continue to cooperate and plan for future growth with the State of Wisconsin and the County of Door in their maintenance and development of programs involving the state and county highway systems within the limits of Baileys Harbor. (1,\*)
- BH: Encourage the State of Wisconsin to annually review the speed limits of the State Highway system within the Town of Baileys Harbor to insure safe travel for both highway users and pedestrians. (1,\*)
- BH: Support and annually review the existing road specification ordinance. Consider the addition of a road abandonment ordinance. (2,\*)
- BH: Present an annual review of road maintenance and improvement projects in Baileys Harbor at the town's annual meeting. (\*)
- BR: To plan for and designate future road rights-of-way within the town. (3)
- BR: A minimum Level of Service (LOS) of 'C' should be maintained on all highways and roads. (2)
- BR: Work with the Door County Highway Commission, the Wisconsin Department of Transportation, and the Bay-Lake Regional Planning Commission to develop a long-range road pavement maintenance and improvement program for town roads. (1)
- BR: Work with the Door County Highway Safety Commission to provide an ongoing assessment of town road safety and efficiency. (1)
- BR: Work with the Door County Highway Commission and the Wisconsin Department of Transportation to ensure safe and efficient access to STH 57 and major collector roads (CTH C, CTH D and CTH H). (1)
- BR: The Town Board or a designated committee should conduct an annual assessment of town road pavement conditions, road drainage and ditch maintenance needs, adequacy of existing driveways and culverts relative to safe access and to and from adjoining parcels of land, and to determine the adequacy of sight triangles at all road intersections. (1,\*)
- BR: Adopt an Official Map delineating future roads and recreation sites. (3,\*)
- BR: To provide for convenient and efficient vehicular movement near all commercial, industrial, and public facility locations. (1)
- BR: Provide for adequate traffic controls (i.e. turning lanes, frontage roads) near businesses located along CTH C and within the existing STH 57 corridor. (2)
- GB: Plan for and designate future road rights-of-way within the Town. (3)

- GB: Identify and address any problematic and/or dangerous intersections within the Town. (1,2)
- GB: Develop a long-range maintenance and improvement program for Town roads. (1)
- GB: Provide an ongoing assessment of Town road safety and efficiency. (1)
- GB: Work with the Door County Highway Commission and the Wisconsin Department of Transportation to ensure safe and efficient access to STH 42 and major collector roads. (1)
- GB: Provide for adequate traffic controls and convenient, efficient vehicular movement throughout the Town with emphasis on the STH 42 corridor. (2,\*)
- GB: It is recommended that a "pavement management" system be developed and utilized by the Town. The system provides a detailed inventory and description of all roads within the Town, provides a detailed surface condition survey of those roads, defines the goals and objectives of the Town with respect to its road maintenance and repair, and establishes a long-term maintenance schedule that prioritizes road maintenance and repair needs. (2,\*)
- GB: Employ Adequate Design Standards - New highways and roads should be designed for their projected and desired use. Design standards should be applied to all new construction and existing roads that are to undergo major repair. The design of Town roads must also consider adjacent areas for buffers between the road and adjacent lots and for the location of traffic signs and utility lines. (2,\*)
- GB: Road names and house numbering must adhere to the County 911 system. (1,\*)
- GB: Traffic generators should be considered in the circulation pattern. (1,\*)
- GB: The planning and construction of residential roads should clearly indicate their function. (2)
- GB: Roads should be designed for a low volume of relatively uniform traffic. (2,\*)
- GB: Roads should be designed to discourage excessive speeds. (2,\*)
- GB: Minimize the number of intersections. (2,\*)
- GB: Devote no more than an adequate amount of space to road uses. (1,\*)
- GB: Private roads and driveways must be designed with consideration for emergency vehicle access and egress and adhere to design standards for intersection with public roadways. (1,2,\*)
- GB: Encourage through traffic (e.g. trucking) to use designated routes around the Village of Fish Creek. (1,2,\*)
- GB: Establish weight limits on local roads to discourage inappropriate heavy-duty traffic. (2,\*)
- GB: Intersection of STH 42 at Spruce and Main Streets in Fish Creek - Although no serious accidents have occurred at this intersection, a serious congestion problem arises during peak tourist periods. Southbound traffic at times is backed up from the intersection to Gibraltar High School. A safety problem exists for vehicles, bicycles, and pedestrians. An investigation by qualified traffic consultants should be conducted for methods of alleviating this situation. Considerations could include: 1) The establishment of a left turn only lane and elimination of some north side parking to provide a lane for other traffic on southbound STH 42 at the intersection; 2) Highway 42 at the Area of Gibraltar High School and the YMCA. This area of STH 42 has registered the most reportable accidents of any road in the Town. The accidents have occurred throughout the year indicating this is not just a tourist season problem. In this section of the highway an S-curve travels past two driveways at the high school, the intersection of CTH F, a restaurant driveway, and the intersection of Gibraltar Road. By-pass roads and a traffic

- circle have been discussed. An investigation by qualified traffic consultants should be conducted to resolve this situation. (2,\*)
- LG: Identify and address any dangerous intersections within the Town. (2)
  - LG: Identify and address any dangerous curves and hills within the Town. (2)
  - LG: Minimize the number of access points along busy arterial roads. (2)
  - LG: Maintain all road rights-of-way to provide for adequate site lines and efficient snow removal. (2,\*)
  - LG: Encourage the proper maintenance of private roads and driveways for emergency vehicles. (1,2,\*)
  - LG: Cooperate with the Department of Transportation to develop adequate traffic controls and efficient vehicular movement near all businesses located along the STH 42 and STH 57 corridors. (1)
  - LG: Plan for and designate future road rights-of-way within the Town as needed. (3)
  - LG: Initiate a dialog with the Village of Sister Bay to plan for a safe by-pass around the Village. (1)
  - LG: When practicable, require future developments and/or major land divisions to provide roads that are in compliance with Town ordinances. (2,\*)
  - LG: Create a desired right-of-way map for future public roads. (3)
  - LG: Where practicable, future road rights-of-way should link to existing roads and future road rights-of-way. (3,\*)
  - NS: Coordinate development and maintenance of a town road database with the Wisconsin Department of Transportation as part of the Wisconsin Information System for Local Roads (WISLR). (1,\*)
  - NS: Establish a level of service (LOS) standard (e.g., road capacity, traffic flow, roadway design, mobility, etc...) for town roads to serve as a "gauge" to judge the performance of the overall transportation system. (2)
  - NS: Consider the Land Use Element when establishing LOS on town transportation facilities to avoid new development which causes LOS fall below the adopted LOS standards unless transportation improvements or strategies are undertaken to mitigate these impacts concurrent with development. (1,2,\*)
  - NS: Avoid or restrict new town road development within agricultural resource lands. (\*)
  - NS: Limit investment and expenditure in rural areas to arterial development connecting communities or neighborhoods. (1,\*)
  - NS: Manage access to the transportation system in order to effectively maintain the functional integrity of town roads. (1,2,\*)
  - NS: Coordinate local land use and transportation planning with the Wisconsin Department of Transportation to ensure that the future expansion of STH 42/57 meets the goal to enhance regional mobility to improve its functionality for business, area residents, tourists, non-motorized transportation, freight, and services. (1)
  - NS: Consider developing an official map to govern the locations of future roads within the town. Coordinate road planning with the City of Sturgeon Bay, neighboring towns, the Wisconsin DT, and Door County to address regional traffic circulation. (1,3)
  - NS: Development proposals shall address the impacts to transportation systems including: < Traffic flow < Road conditions and maintenance < Emergency vehicle access < Safe ingress and egress < Transportation of students (e.g., bus turn-arounds). (1,2,\*)
  - NS: The existing road network and public facilities/services will be utilized to accommodate new development to the maximum extent possible. (1,\*)
  - NS: Dead-end roads and cul-de-sacs shall be avoided to the extent practicable. (2,\*)

- NS: Developers shall be required to bear an equitable share of the costs for improvements and extensions to the transportation network. (\*)
- NS: Transportation development shall be in conformance with an official map to reserve adequate right-of-way for future road linkages. (3)
- NS: Development Area Plans shall be required with the submittal of residential development plans (i.e., subdivisions). This will allow the community to assess the future connection and traffic flow impacts on surrounding properties. (1,\*)
- NS: Street design standards (intersection design, signal phasing, roadway width) shall give priority to and enhance the safety of pedestrians and cyclists and minimize conflict with motorists. Priority for installation or construction should be given to those routes that are used by school children, senior citizens, physically challenged persons, and/or commuters. (1,2)
- NS: The PASER (Pavement Surface Evaluation and Rating) system for road maintenance and project budgeting will be the primary tool used to forecast local road improvement projects. (1,\*)
- NS: When reconstructing, resurfacing, or reconditioning existing town roads, consult the respective standards that must be met: a) towns subject to standards in TRANS 204, b) new town roads in Sec. 86.26 of Wis. Stats. c) counties subject to standards in TRANS 205. (1,\*)
- NS: Proper ditch location, grading practices, and shape will be pursued to manage runoff. (1,\*)
- NS: New or modified access to local, county, or state roads shall require a permit. The number, location, and design of driveways serving properties which abut local roads will be reviewed to ensure safe ingress and egress. (1,2,\*)
- NS: Integrate the town's local road information database into a computer-based road information system. Maintain this database and use it to identify road improvement priorities and funding sources in advance. (1,\*)
- NS: Indicate to the Wisconsin Department of Transportation (WDOT) that the preferred location of any future STH 57 interchange is at STH 42 rather than Stone Road. (1,\*)
- NS: Prepare and annually update a multi-year transportation improvement plan to identify and prioritize short-term and long-term needs and funding sources for road upgrades, new roads and other transportation facilities. Allow for public review and comment on the town's short and long-term transportation system improvement plans. (1,\*)
- SB: Provide for convenient and efficient vehicular movement near all commercial, industrial, and public facility locations. (1)
- SB: Improve the flow of traffic along STH 42 through better organization of entry points onto the road, maintaining a Service Level of C. (2,\*)
- SB: Develop an additional east-west collector as an alternative route through the village. (3,\*)
- SB: Improve the functioning of problem intersections. (2)
- SB: Create an interior street system which links sections of the village and establishes connections to future development areas. (1,\*)
- SB: Establish special setbacks and landscaping for certain identity streets in the village to assure that future development does not detract from the attractive qualities of the present routes. (1,\*)
- SB: Plan for and designate future road rights-of-way within the village. (3)
- SB: Work with the Door County Highway Commission, the Wisconsin Department of Transportation, and the Bay-Lake Regional Planning Commission to develop a long-range maintenance and improvement program for village roads. (1)

- SB: Work with the Door County Highway Safety Commission and the Wisconsin Department of Transportation to provide an ongoing assessment of village road safety and efficiency. (1)
- SB: Work with the Door County Highway Commission and the Wisconsin Department of Transportation to ensure safe and efficient access to STH 42 and STH 57, as well as other major collector roads. (1)
- SB: The village or a designated committee should conduct an annual assessment of village street pavement conditions, drainage and maintenance needs, adequacy of existing driveways and culverts relative to safe access and to and from adjoining parcels of land, and to determine the adequacy of sight triangles at all road intersections. (2,\*)
- UN: Plan for and designate future street and road rights-of-way within the town. (3)
- UN: Provide for adequate traffic controls (i.e. turning lanes, frontage streets) near businesses and industries located adjacent to the STH 57 corridors. (1,2)

### **C. Bicycle, Pedestrian, and Recreational Vehicle Goals**

Summary of all bicycle, pedestrian, and recreational vehicle goals:

- 1) Provide for safe and convenient pedestrian and bicycle travel systems within the community, particularly utilizing opportunities arising in conjunction with new road development and redevelopment.
- 2) Develop safe and convenient bicycle routes through the development of bike paths, increased road shoulders, marked lanes, and other recommendations as outlined in local, state, and regional bicycle plans.
- 3) Develop safe and convenient pedestrian sidewalks, crosswalks, and walking paths within community core areas.
- 4) Develop and maintain a network of trails for bicycles, pedestrians, and recreational vehicles.

Municipal bicycle, pedestrian, and recreational vehicle goals:

- BH: Provide a safe system for bicycle travel within the community. (1)
- BH: Support the county and Chamber of Commerce proposed bicycle path system as it is developed. (1)
- BH: Develop a bicycle route through the downtown “core” area utilizing side streets to avoid the heavily traveled State Highway 57 corridor. (2,\*)
- BH: Consider additional width for bicycle paths when planning for road construction or resurfacing. (1,2)
- BH: Support the activities of the Northern Door County Snowmobile Clubs to maintain a network of trails in and around Baileys Harbor. (4)
- BH: Permit the marking and use of seasonal trails within the community. (4)
- BH: Promote the existence of snowmobile trails within the town by encouraging the distribution of brochures by the Baileys Harbor Community Association describing such trails and facilities. (4,\*)
- BH: Develop and maintain a system of sidewalks in the central downtown “core” area of the community to allow safe year-round travel by pedestrian traffic. (3)
- BH: Present an annual review of sidewalk maintenance and improvement projects at the town’s annual meeting. (1,3,\*)

- BR: Identify and provide a safe system of bicycle paths and designated bicycle routes throughout the town. (2)
- BR: To provide safe and convenient pedestrian traffic movement. (3)
- BR: Bicyclists and pedestrians should be accorded a comfortable margin of safety on all streets and highways by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards. (1,2,\*)
- BR: Bicycle lanes or wide curb lanes should be constructed on arterial and higher volume collector highways and local roads. (2)
- BR: Bicycle paths should be constructed to serve corridors that are not or cannot be served by highways and roads. The most common uses are along rivers, lake shores, canals, utility rights-of-way, and within college campuses. (2,4)
- BR: Bicycle routing should direct bicyclists to suitable highways and streets without significantly compromising directness. Established bicycle suitability models should be used. (2)
- GB: Pedestrian and bicycle paths should be separated from vehicle paths where possible. (1,\*)
- GB: Provide a safe system of walking paths and non-motorized vehicle trails. (4)
- GB: Construct bicycle lanes or wide curb lanes on higher volume roads to provide a comfortable margin of safety. (2)
- GB: Require curb cuts on all Village sidewalk corners. (2,3)
- GB: The number, placement, and usage of crosswalks in the Village of Fish Creek should be reviewed. Awareness improvements can be made through pavement treatments and improved signage indicating location and pedestrian rights-of-way. (3,\*)
- GB: Immediate attention must be paid to the safety of bicyclists on STH 42 in Fish Creek. The Town should consider development of an off-road bicycle path through Fish Creek Park and easements south of STH 42 between the park and Bluff Street. This route would provide a path for bicyclists between Peninsula State Park and the Fish Creek business district. (2,4,\*)
- GB: The Town should adopt a Bicycle Transportation Plan that will become an addendum to the County Bicycle Plan. The plan should identify: (1,\*)
- Safe and efficient routes for resident workforce and recreational users.
  - Bicycle parking needs, especially in the Village of Fish Creek - Development of the plan should include input by the towns and villages surrounding the Town of Gibraltar.
  - Eliminating the westward STH 42 crosswalk at the Noble House.
  - Signage clearly indicating who has right-of-way e.g. "Left Turn No Stop" and "Yield to Pedestrians"
- LG: Provide a safe system of bicycle, walking and motorized recreational vehicle paths and trails. (4)
- LG: Design for, and wherever practicable construct additional paved and marked lanes for bicycle traffic on higher volume roads. (2)
- LG: Encourage private, land trust, conservation and public organizations to provide access and trails for bicycle, pedestrian, and limited recreational vehicle usage. (4,\*)
- LG: Encourage the County to adopt a bike plan, so state funds may be accessed. (1)
- NS: Identify major issues and deficiencies related to pedestrian and bicycle activities (e.g., overall use/demand, lack of sidewalks, bikeways, safety issues, etc.). (2,3,\*)
- NS: Develop strategies/plans to identify projects and funding sources for pedestrian, bicycle, and multi-modal systems development and maintenance. (1)

- NS: Promote the development of pedestrian, bicycle, and other multi-modal transportation linkages as part of new development proposals. (1,\*)
- NS: Consider bicycle and pedestrian safety needs when new roads are proposed or when major roadway improvements are made. (1)
- NS: Transportation facilities shall be designed to accommodate bicyclists and pedestrians according to the Door County Bicycle and Pedestrian Plan. (1)
- NS: Designate the following local roads as bicycle routes: (2,\*)
- CTH SB and Sand Bay Rd. (bet. May Rd. & Potawatomi State Park)
  - CTH PD (bet. STH 57 & Potawatomi State Park)
  - Bicycle/pedestrian route into southeast corner of Potawatomi State Park which connects N. Duluth Avenue with the existing park road system.
- SB: Make standards for biking and walking routes part of new road construction and reconstruction. (1)
- SB: Provide a safe system of bicycle paths and designated bicycle routes throughout the village. (2)
- SB: Provide safe and convenient pedestrian traffic movement. (1)
- SB: Bicyclists and pedestrians should be accorded a comfortable margin of safety on all streets and highways by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards. (1,2,\*)
- SB: Bicycle lanes or wide curb lanes should be constructed on arterial streets and highways. (2)
- SB: Bicycle and pedestrian paths should be constructed to serve corridors not served by streets and highways. (4)
- SB: Bicycle routing should direct bicyclists to suitable highways and streets without significantly compromising directness. Established bicycle suitability models should be used. (2)
- UN: Provide a safe system of bicycle paths and designated bicycle routes throughout the town. (2)
- UN: Provide safe and convenient pedestrian traffic movement. (1)
- UN: Bicyclists and pedestrians should be accorded a comfortable margin of safety on all streets and highways by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards. (1,2,\*)
- UN: Bicycle lanes or wide curb lanes should be constructed on arterial roads and highways. (2)
- UN: Bicycle paths should be constructed to serve corridors not served by streets and highways. The most common uses are along rivers, lake shores, canals, utility rights-of-way, and within college campuses. (2,4)
- UN: Bicycle routing should direct bicyclists to suitable highways and streets without significantly compromising directness. Established bicycle suitability models should be used. (2)

## D. Transportation Goals Regarding Natural Resource Protection and Aesthetics

Summary of all transportation goals regarding natural resource protection and aesthetics:

- 1) Develop a transportation system that preserves a high aesthetic quality and possesses a positive visual relation to the land; minimizes impacts on visually pleasing buildings, structures, and natural features; and enhances views of such features.
- 2) The location of transportation facilities in or through environmental corridors should minimize negative impact on natural areas, significant wildlife habitats, endangered species, wetlands, and waterways.

Municipal transportation goals regarding natural resource protection and aesthetics:

- BH: Work with the State of Wisconsin in establishing hazardous cargo routes through the community that will minimize the impact to the town's valuable lake resources in the event of an accident or a spill from a transient hazardous cargo hauler. (2,\*)
- BH: Consider sensitive shoreline areas in all future road development projects. (2)
- BR: Develop a transportation system which preserves a high aesthetic quality and possesses a positive visual relation to the land. (1)
- BR: To provide and maintain aesthetically pleasing transportation corridors. (1)
- BR: Transportation facilities should be located to minimize impacts on visually pleasing buildings, structures, and natural features; and to enhance vistas to such features. (1)
- BR: The location of transportation facilities in or through environmental corridors and natural areas should be avoided. (2)
- BR: The loss of wetlands and environmental corridor land to transportation facility construction should be avoided. (2)
- BR: Adverse impacts on significant natural habitat, with special attention to endangered species should be avoided. (2)
- BR: Use of the natural resource base in the development of transportation facilities should be minimized. (2)
- LG: Locate transportation facilities to minimize impacts on visually pleasing buildings, structures, and natural features: to enhance vistas to such features. (1)
- SB: Develop a transportation system which preserves a high aesthetic quality and possesses a positive visual relation to the land. (1)
- SB: Transportation facilities should be located to minimize impacts on visually pleasing buildings, structures, and natural features; and to enhance vistas to such features. (1)
- SB: The location of transportation facilities in or through environmental corridors and natural areas should be avoided. (2)
- SB: The loss of wetlands and environmental corridor land to transportation facility construction should be avoided. (2)
- SB: Adverse impacts on significant natural habitat, with special attention to endangered species should be avoided. (2)
- SB: Use of the natural resource base in the development of transportation facilities should be minimized. (2)
- SB: Provide and maintain aesthetically pleasing transportation corridors. (1)
- UN: Provide and maintain aesthetically pleasing transportation corridors. (1)
- UN: The location of transportation facilities in or through environmental corridors and natural areas should be avoided. (2)

- UN: The loss of wetlands and environmental corridor land to transportation facility construction should be avoided. (2)
- UN: Adverse impacts on significant natural habitat, with special attention to endangered species should be avoided. (2)
- UN: Use of the natural resource base in the development of transportation facilities should be minimized. (2)
- UN: Transportation facilities should be located to minimize impacts on visually pleasing buildings, structures, and natural features; and to enhance vistas to such features. (1)
- UN: Develop a transportation system which preserves a high aesthetic quality and possesses a positive visual relation to the land. (1)

## **E. Air Transportation Goals**

Summary of all air transportation goals:

- 1) Monitor capacity and usage at existing airports, supporting upgrades and expansions as the community deems necessary and appropriate.

Municipal air transportation goals:

- BH: Support limited availability and access to the community by air. (\*)
- BH: Stay informed of upgrade and expansion plans at the Ephraim-Gibraltar Airport. (\*)
- BH: Research other community ordinances and policies pertaining to landing small aircraft and private airfield development, especially as related to helicopters and aircraft capable of water-based landings. (\*)
- BR: Provide continued support for future infrastructure, communications, and navigation improvements to Door County Cherryland Airport. (1)
- NS: Manage land uses and development adjacent to the Door County Cherryland Airport in order to minimize conflicts between airport operations and neighboring properties. (\*)
- NS: Monitor the capacity and usage of the Door County Cherryland Airport. Should a need for expansion be identified, develop a town position based on public input and sound data. (1)

## **F. Parking Goals** (Issue addressed by Baileys Harbor and Gibraltar only)

Summary of all parking goals: No overlapping goals.

Municipal parking goals:

- BH: Monitor public, bus, and trailer parking availability within the town. Expand current facilities should demand increase.
- GB: Except for seasonal overloads, parking in the Village of Fish Creek is generally considered to be adequate. Some additional signage should be considered to indicate the parking available at the Gibraltar Community Center on Highway 42 in Fish Creek. The need for and location of additional handicapped parking should be assessed. Overall parking accessibility and potential additions should be reviewed annually.
- GB: Converting some business district streets into one-way traffic with some angle parking

## **G. Water Transportation** (Issue addressed in the transportation element by Baileys Harbor only)

- BH: Provide safe access to and use of the public waterways within the community.
- BH: Monitor current boat launch sites (parking and facilities). Consider expansion at Kangaroo Lake and Moonlight Bay should the need arise.
- BH: Monitor water levels and use of Anclam Park. Consider additional boat access and facilities should the need arise.
- BH: Coordinate with the DNR and U.S. Coast Guard in offshore management and enforcement.

## **VII. Land Use**

### **A. General Land Use Goals**

Summary of all general goals:

- 1) Promote future development that will meet the needs of the community while protecting and enhancing its visual character, providing environmental protection, conserving natural resources, providing for adequate services and facilities, and ensuring compatibility of future land uses.
- 2) Ensure that all new development and re-development occurs in a planned and coordinated manner, consistent in character with existing surrounding structures, and conserving and protecting scenic, cultural, historic, and rural character through appropriate site design standards, such as density allowances, setbacks, buffers, architectural standards, volume, scale, landscaping, lighting, and signage.
- 3) Use the comprehensive plan as an illustration of the community's overall development policies and ensure new development is consistent with the comprehensive plan by creating or updating zoning, subdivision, and other ordinances and programs.
- 4) Provide efficient and effective public services and encourage private and public delivery of community services in order to reach the desired vision of this plan. Continue to monitor services provided to residents and explore options of maintaining/improving upon the level of existing services.

Municipal general land use goals

- BLRPC: To promote the distribution of land uses that will preserve and enhance the character of the Bay-Lake Region by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses. (1)
- BLRPC: To conserve and protect desirable existing residential, commercial, industrial, and agricultural development in order to maintain desirable social and economic values; renewal of obsolete and deteriorating residential, commercial, and industrial areas in the rural as well as in the urban areas of the Region; and prevention of slums and blight. (1,\*)
- BLRPC: To develop communities having distinctive individual character based on physical conditions, historical factors, and local desires. (2)

- BH: Regulations for such development concerning density, building volume, and setbacks shall be adopted that protect open space and neighboring properties. (2)
- BH: (Re)development of existing businesses and homes within the downtown “core” area should occur at similar density levels and building volumes to existing development in order to maintain the small-town character of Baileys Harbor and preserve the vistas of the water. (2)
- BH: In addition to adopting appropriate policies regarding historical and cultural preservation, the town should work with the county to ensure that zoning regulations in effect in downtown Baileys Harbor do not allow for (re)development that is out of scale with existing development. (2)
- BR: Promote future development that will meet the needs of the town while protecting and enhancing its visual character, promoting environmental protection, conserving natural resources, meeting the needs of social and economic forces, providing for adequate services and facilities, and ensuring compatibility of future land uses. (1)
- BR: Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town for both existing and future residents. (2)
- BR: The Town will continue to provide public services throughout the planning period in order to reach the desired vision of this plan regarding future land use development. (4)
- BR: Utilize the Comprehensive Plan as an illustration of the town’s overall development policy. (3)
- BR: Work with Door County and all neighboring town’s to update applicable County Codes, and the Subdivision Ordinance to be consistent with the town’s Comprehensive Plan. (3)
- BR: Direct orderly future development to ensure the proper distribution of available community services. (1,4)
- BR: Work with the towns of Union, Gardner, Nasewaupée, Forestville in Door County and the towns of Lincoln and Red River in Kewaunee County, to ensure compatible growth adjacent to the town’s border areas. (1,2,\*)
- BR: Prior to designating new areas for growth, it shall be shown that the new development is consistent with the town’s Comprehensive Plan. (3)
- GB: The Town of Gibraltar will maintain a land use plan that reflects current community values and provides for future expansion that will meet the social and economic needs of the entire Town, and which is reviewed and revised regularly. The plan will strive to protect visual character, promote environmental protection, conserve natural resources, provide for adequate services and facilities, and ensure compatibility of future land uses. (1)
- GB: Ensure that all growth and development occurs in a planned and coordinated manner that will conserve and protect the Town’s scenic, cultural, historic, and rural character and charm for existing and future residents. (2)
- GB: Work with the County and neighboring Towns to update the County Zoning Ordinances and Subdivision Ordinance to be consistent with the Town’s Comprehensive Plan. (3)
- GB: Infill development needs to be designed to be compatible with the established residential districts through transitions in housing density, screening, or other appropriate method. (2)
- GB: Provide a range of land and housing opportunities that will meet the current and future social and economic needs of a diverse community which includes people of all ages, abilities, and incomes, and which will encourage younger families to live and work in our Town. (1,\*)

- GB: Encourage new development that is consistent in character with the existing surrounding structures. (2)
- GB: Establish and maintain an official map of the Town of Gibraltar, as a master plan for streets, roads, highways, parks, playgrounds, public cemeteries, waterways, wetlands, drainage ways, and other public utilities, with the precise designation of right-of-way lines and site boundaries for both existing and proposed Town needs. (3,4)
- GB: Map and evaluate the current storm water system and plan for future expansion. (1,3,4,\*)
- GB: Map and plan our present and future road and street needs. (1,3,4,\*)
- GB: Map and plan our present and future bicycle and pedestrian pathways and trails. (1,3,4,\*)
- GB: Map and plan the Town's future historic district. (1,3,4,\*)
- GB: Work with neighboring municipalities to ensure compatible growth within the Town's border areas. (1)
- GB: Designate areas for future public or private facilities for education, assembly, healthcare, childcare, cemeteries and/or related facilities, and for government facilities needed for administration or safety. (1,\*)
- LG: Promote future development that will meet the needs of the Town while protecting and enhancing its visual character, promoting environmental protection, conserving natural resources, meeting the needs of social and economic forces, providing for adequate services and facilities, and ensuring compatibility of future land uses. (1)
- LG: Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town for both existing and future residents. (1,2)
- LG: Utilize the General Plan Design map as an illustration of the Town's overall development policy. (3)
- LG: Work with the County and neighboring towns and villages to ensure compatible growth. (1)
- LG: Encourage compatible in-fill development and redevelopment within the established classification. (2)
- LG: The Town will continue to provide public services throughout the planning period in order to reach the desired vision of this plan regarding future land use development. (4)
- LG: The Town Board will continue to monitor services provided to town residents and explore options of maintaining or improving upon the level of existing services without drastically impacting the Town property tax levy. (4,\*)
- LG: The Town Board will work with adjoining towns, the villages of Sister Bay and Ephraim, and the County of Door, to help provide future services as effectively and efficiently as possible. (4)
- LG: Enforce building setbacks from roads and highways. (2,\*)
- LG: Encourage dialog with neighboring communities and the County on future design standards and ordinances that are to be used for development bordering the Town, including, but not limited, to landscaping, signage, and lighting. (2)
- NS: The town should include a system for the long term tracking of density and development rights within its approach to regulating maximum development densities. The tracking of development rights should begin immediately after the adoption of such codes and ordinances. The use of parcel mapping and a Geographic Information System (GIS) is recommended. (3,\*)
- NS: When determining the number of lots that can be created for a given parcel under a given density, only contiguous lands should be counted toward the gross site area. Lands separated only by a stream, road or other right-of-way (directly across from one another)

- should be considered contiguous, but lands otherwise separated should not be considered contiguous. (\*)
- NS: Provide for a well-balanced mix of land uses within the Town of Nasewaupee. (1)
- NS: Identify and establish preferred land use management areas which contain areas of similar feature and function (e.g., agricultural, single-family residential, commercial, open space, etc...) and land uses which can co-exist with one another. (1,3)
- NS: Encourage commercial, industrial, agricultural, and residential developments to fit within the character of the area in their site designs, building character, scale, and long-term economic feasibility. (2,\*)
- NS: Realize the cost-effectiveness of utilizing the existing road network to accommodate any future development. (4,\*)
- NS: All development proposals approved in the town shall meet the intent of the Preferred Land Use Map and land use management area definitions and objectives as described within the Land Use Element, or as amended in accordance with due process requirements. (3)
- NS: All development proposals approved in the town should be located and designed in order to uphold the intent of the review criteria for the applicable land use management area as established within the Land Use Element. (3)
- NS: The level of detailed information, analysis, and proof that are required to satisfy land use management area review criteria will be scaled to the intensity of the proposed development and codified by town ordinance. (3,\*)
- NS: Proposed developments will be evaluated based on their impacts to community character and compatibility with neighboring land uses according to established review criteria for the purpose of: < Preventing negative impacts to adjacent residences. < Preventing light and noise trespass. < Promoting high quality of architectural style. < Promoting high quality appearance of commercial and business uses. < Promoting high quality appearance of industrial uses. (2)
- NS: All land divisions approved after the adoption of this plan should meet the density and minimum lot size requirements for the applicable land use management area as established within the Land Use Element. (3)
- NS: *A degree of flexibility should be incorporated into land use decisions based on effective mitigation of anticipated negative impacts. (\*)*
- NS: *Mitigation measures required by the town shall be roughly proportional and directly connected to the potential negative impacts of a proposed development. (\*)*
- NS: Where the development densities selected by the Town of Nasewaupee create nonconforming lots, provisions for grandfathering of existing legally created lots should be employed. Specific permitted and conditional uses of nonconforming lots will be determined. (3,\*)
- NS: Where future codes and ordinances result in the creation of nonconforming uses, those codes and ordinances shall include provisions for grandfathering of existing uses. These provisions shall allow the grandfathered status of nonconforming uses to remain as long as they are not discontinued for a period of more than 12 months. (3,\*)
- NS: The reestablishment of nonconforming uses or structures that have been damaged or destroyed by fire, wind, flood, or other calamity will be allowed. Repair, reconstruction, or rehabilitation of such structures may require review by the plan commission, and consideration will be given to the applicable review criteria to improve compatibility with neighboring land uses. Mitigation of incompatibilities may be required and may include improved building materials, use of earth tone building colors, establishment of

- landscape buffers, improved driveway access, or other such remedies. (2,\*)
- NS: The town should adopt a comprehensive land use management system that codifies the land use policies of this plan. Key components of the system should be a comprehensive building code and land division ordinance. (3)
- NS: The town should plan for and conduct an inventory of nonconforming lots, structures and uses as a part of the land use code and ordinance development process. The extent of this inventory should be minimal, as the land use management system is intended to provide maximum flexibility and options for mitigation. (3,\*)
- SB: Promote future development that will meet the needs of the village while protecting and enhancing its visual character, promoting environmental protection, conserving natural resources, meeting the needs of social and economic forces, providing for adequate services and facilities, and ensuring compatibility of future land uses. (1)
- SB: Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the village for both existing and future residents.(2)
- SB: Utilize the Comprehensive Plan as an illustration of the village's overall development policy. (3)
- SB: Work with the neighboring towns and villages to update the village's Code of Ordinances, to be consistent with the village's Comprehensive Plan. (3)
- SB: Allow future development in an orderly way to allow for proper distribution of community services. (4)
- SB: Work with the town of Liberty Grove and the village of Ephraim, to ensure compatible growth within the village's border areas. (1)
- SB: Prior to designating new areas for growth, it shall be shown that the new development is consistent with the village's Comprehensive Plan. (3)
- SB: Work with the town of Liberty Grove on any future design standards and ordinances that are to be used for developments within or adjacent to the village, including landscaping, signage, lighting to be used within business or industrial parks and in areas identified for highway commercial development with these standards to be implemented by developers in planning their projects. (2)
- SB: Government/Utilities - Provide for future land use designated to fulfill the public services goals of this plan. (4)
- SB: Identify areas of the village designated for future public services. (4)
- SB: Infill development needs to be designed to be compatible with the established residential districts through transitions in housing density, screening, or other appropriate method. (2)
- SB: Appropriate building setbacks should be provided from abutting streets and highways. (2)
- UN: General Plan Design - To promote future development that will meet the needs of the Town of Union while protecting and enhancing its visual and historical character, promoting environmental protection, conserving natural resources, meeting the needs of social and economic forces, providing for adequate services and facilities, and ensuring compatibility of future land uses.(1)
- UN: General Growth - Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the character of the area for both existing and future residents. (2)
- UN: Preserve buildings (churches, historic homes and buildings), structures (bridges, etc.) and other landscape features (cemeteries, etc.) that are part of the Town's cultural history. (2)

- UN: Utilize the Comprehensive Plan as an illustration of the Town's overall development policies. (3)
- UN: Update, as needed, the Town's Zoning Code. (3)
- UN: Allow future development in an orderly way to allow for proper distribution of community services. (4)
- UN: Work with the Door County and surrounding communities to ensure compatible growth within the planning area and along border areas. (1)
- UN: Develop design standards to be followed by developers in planning their projects. (2)
- UN: Ensure that new development is consistent with the Town's comprehensive plan. (3)
- UN: Develop a Subdivision Ordinance. (3)
- UN: Infill development needs to be designed to be compatible with the established neighborhood through transitions in housing density, screening, or other appropriate method. (2)
- UN: Adequate building setbacks should be provided from abutting streets and highways. (2)
- UN: Continue to provide adequate areas for public services and encourage private and public delivery of community services in order to reach the desired vision of this plan. (4)
- UN: The Town of Union should continue to monitor services provided to residents and explore options of maintaining/improving upon the level of existing services. (4)
- UN: The Town of Union should work with the adjoining towns and Door County to help provide future services as effectively and efficiently as reasonably possible. (4)
- UN: The Town should continue to address the facility and program needs of the elderly population and those approaching senior status. (4,\*)
- UN: The Town should explore child care facility needs. (4,\*)

## **B. Residential Land Use Goals**

Summary of all residential land use goals:

- 1) Plan for a variety of densities, lot sizes, and housing types that encourages the development of new residential areas sufficient to meet the housing needs of the projected population.
- 2) Encourage new conservation subdivision practices that preserve and provide open space, pedestrian accessibility, access to parks/parkways, and new trailways.
- 3) Support the availability of attainable quality housing options for both residents and seasonal employees.
- 4) Protect residential neighborhoods from impacts of non-residential uses not appropriate for the neighborhood.
- 5) Guide higher densities towards population centers where adequate public facilities and services exist or are planned.

Municipal residential land use goals:

- BH: Retain low- to medium-density single-family residential zoning designations along the highway entrances to downtown. (\*)
- BH: Retain the Highway 57 approaches to the downtown "core" commercial area from the north and south as primarily low- to medium-density single-family residential with natural roadside vegetation preserved. (\*)

- BH: Have residential lot sizes progress from smallest in the “core” area to largest in the agricultural areas, with gradual increases in size in between. Sewer or sewer extensions should serve smaller lot sizes. (5,\*)
- BH: Ensure that current and future zoning designations are consistent with this objective. (5,\*)
- BH: Re-examine current zoning districts and lot size requirements, including consideration of a decrease in the lot size requirements for the existing 10-acre districts. Strong incentives for cluster development should be adopted and utilized to preserve open space in these areas if this change in minimum lot size occurs. (2,\*)
- BH: Examine – and, if necessary, propose amendments to – county zoning regulations regarding density, building volume, and setbacks for high-density and multiple occupancy developments to ensure open space is preserved, neighboring properties protected, and large-scale buildings are in scale with the property on which they are located. (2)
- BH: Locate high-density and multiple occupancy residential developments inside the “core” area on public sewer or future sewer extensions whenever possible. (5)
- BH: Ensure that current and future zoning designations disallow the development of high-density and multiple occupancy residential developments outside the “core” and/or sewer areas. (5)
- BR: Strive to maintain the stability and integrity of the existing open space areas while encouraging the development of new residential areas sufficient to meet the housing needs of the projected population. A town that is characterized by a variety of housing types and densities, pedestrian accessibility of neighborhoods and parks/parkways, inclusion of open green spaces within developments, new trailways, and environmental protection is ultimately desired. (1,2)
- BR: Residential areas should be distanced, buffered, or otherwise mitigated from physical hazards, unhealthy conditions, and protected from traffic, noise, and incompatible uses. (4)
- BR: Provide for sufficient densities within the planning area to meet the current and future needs of the local population. (1)
- BR: Provide, through land use regulations, the potential for a broad range of housing choices to meet the needs of the community. (1)
- BR: Housing developments shall conform to the zoning districts that they are contained within. Modified conformance standards will be considered in areas that have been designated for conservation subdivision designs or open space designs such as: (2,5)
- adjacent to environmental corridors; and
  - along major state and county highway transportation corridors.
- BR: Promote the development of affordable housing. (3)
- BR: To meet the needs of projected population growth, while retaining the stability and integrity of existing open space areas, encourage new higher density residential development in and around the present population centers. (5)
- BR: Encourage residential subdivisions that relate to natural and cultural features. (2)
- GB: Provide for sufficient densities within the planning area to meet the current and future needs of the local population. (1)
- GB: Encourage new developments to provide a balance of large and small lots and/or homes. (1)
- GB: Support the availability of attainable quality housing for people to purchase, lease to own, or rent. (3)
- GB: Protect residential neighborhoods from impacts of non-residential uses not appropriate for the neighborhood. (4)

- GB: Rezone selected areas of the Town for housing development for low and moderate income households. (3,\*)
- GB: Provide the potential for a broad range of housing choices to meet the needs of the community. (1)
- GB: Encourage the use of conservation subdivisions in selected areas to maximize the preservation of open space, agricultural lands, orchards, and natural areas. (2)
- GB: Ensure that all growth and development will respect and preserve the unique natural environment of the Town; its woodlands, the escarpment, the shoreline, and its open spaces characterized by a variety of housing types and densities, pedestrian accessibility of neighborhoods and parks, inclusion of open green spaces within developments, new trail ways, and environmental protection. (2,\*)
- GB: Modified standards will be considered in areas that have been designated for conservation subdivision designs or open space designs such as: (2,5,\*)
- Within the Town's identified Sewer Service Area
  - Adjacent to environmental corridors
  - Along major transportation corridors i.e. STH 42
- LG: Encourage the promotion of policies that assist the development of affordable year round housing. (3)
- LG: Create a committee to explore policies and programs that promote year round affordable and seasonal housing. (3,\*)
- LG: Encourage dialog with neighboring communities and the County to explore policies and programs that promote affordable, year-round housing. (3)
- LG: Encourage policies and programs that allow housing for all workers, both seasonal and low to moderate income. (3)
- LG: Encourage residential subdivisions that are compatible with their natural and cultural surroundings. (2,\*)
- LG: Encourage future development within and towards population centers to facilitate controlled growth. (5)
- LG: Provide for appropriate densities within the existing areas of Ellison Bay, Gills Rock, and areas contiguous to the villages of Sister Bay and Ephraim. (5,\*)
- LG: To meet the needs of projected population growth, while retaining the stability and integrity of existing open space areas, encourage new higher density residential development in and around the present population centers. (5)
- NS: Maintain the existing single-family residential character along the Green Bay waterfront. (\*)
- NS: Direct residential growth away from State Highway 42/57. (\*)
- NS: Residential building sites shall meet all of the following characteristics in order to be considered as cluster development: < Lots are concentrated and grouped. < There are residual lands that are preserved as open space. < Lots are reduced in size from what is required in the absence of clustering. < Within a cluster group, the lots are directly adjacent to one another. (2,\*)
- NS: At a minimum, the following characteristics should be used to define a cluster development that is eligible for a density bonus: (2,\*)
- a. Residential lots are concentrated and grouped.
  - b. There are residual lands that are preserved as open space.
  - c. The lot size is reduced from what is normally required.
  - d. Within a cluster group, the lots are directly adjacent to one another.

- NS: When lands have been developed under a density approach, there may be remaining lands that have no further development rights. These residual lands should be allowed to exchange hands as long as the minimum or maximum lot size provisions are not violated and the development rights continue to be tracked accurately. (\*)
- NS: Conserve the majority of town rural lands by focusing new areas of growth within or near existing areas of development where adequate public facilities and services exist or are planned. (5)
- NS: Limit the extent and density of new resort development within the town. (\*)
- SB: Residential - Strive to maintain the stability and integrity of the existing open space areas while encouraging the development of new residential areas sufficient to meet the housing needs of the projected population. A village that is characterized by a variety of housing types and densities, pedestrian accessibility of neighborhoods and parks/parkways, inclusion of open green spaces within developments, new trailways, and environmental protection is ultimately desired. (1,2)
- SB: Protect residential neighborhoods from impacts of non-residential uses not appropriate for the neighborhood. Residential areas should be distanced, buffered, or otherwise mitigated from physical hazards, unhealthy conditions, and protected from traffic, noise, and incompatible uses. (4)
- SB: Provide for sufficient densities within the planning area to meet the current and future needs of the local population. (1)
- SB: Provide, through land use regulations, the potential for a broad range of housing choices to meet the needs of the community. (1)
- SB: Housing developments shall conform to the zoning districts that they are contained within. Modified conformance standards will be considered in areas that have been designated for conservation subdivision designs or open space designs such as: (2,5)
- within the village's identified Sewer Service Area; and
  - adjacent to environmental corridors; and
  - along major transportation corridors i.e. State Highways 42 and 57.
- SB: Encourage residential subdivisions that relate to natural and cultural features. (2,\*)
- UN: Residential - Strive to maintain the stability and integrity of existing neighborhoods while encouraging the development of new residential areas sufficient to meet the housing needs of the projected population. A community that is characterized by stable neighborhoods, a variety of housing types and densities, pedestrian accessibility of neighborhoods and parks/parkways, inclusion of open green spaces within developments, new trailways, and environmental protection is most desired. (1,2)
- UN: Protect residential neighborhoods designated on the General Plan Design map from impacts of non-residential uses not appropriate for the neighborhood. Residential areas should be distanced, buffered, or otherwise mitigated from physical hazards, unhealthy conditions, and protected from traffic, noise, and incompatible uses. (4)
- UN: Provide for sufficient densities within the planning area to meet the current and future needs of the local population. (1)
- UN: Provide, through land use regulations, the potential for a broad range of housing choices to meet the needs of the community. (1)
- UN: Housing developments shall conform to the zoning districts that they are contained within. (1,\*)
- UN: Conservation subdivision design should be considered in any new subdivisions in the Town. (2,\*)
- UN: Promote residential subdivisions that relate to natural and cultural features. (2,\*)

UN: Identify residential areas in transition on the General Plan Design map for appropriate future non-residential development. (1)

### **C. Commercial/Industrial Land Use Goals**

Summary of all commercial/industrial land use goals:

- 1) New commercial/industrial development should take place within areas served by sewer, storm water drainage facilities, electric power, and communications; areas contiguous to existing commercial/industrial development; or designated commercial/industrial neighborhoods or parks.
- 2) Minimize the impact of commercial/industrial development along the Highway 42 and other corridors.
- 3) Encourage harmonious and well-planned commercial developments that will serve the needs of the community's area residents and businesses. Ensure rural character is maintained through appropriate site design standards, such as buffers, setbacks, landscaping, fencing, vehicle entry-way design, construction materials, lighting, signage, tree preservation, and service area design.
- 4) Points of vehicle ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the commercial development.
- 5) Accommodate low impact home-based business.

Municipal commercial/industrial land use goals:

- BH: Allow development within the town that offers the opportunity for new economic growth and the retention/expansion of existing desired uses. (3,\*)
- BH: The Town of Baileys Harbor shall maintain a physically well-defined downtown "core," a Peninsula Center commercial district, and high-density residential areas. (1,2,\*)
- BH: Keep retail businesses and major government and social institutions concentrated within the downtown "core" area. (1,2,\*)
- BH: Specifically define the boundaries of the downtown "core" area. (1,2,\*)
- BH: Ensure that current and future zoning designations require all such development to occur downtown or contiguous to downtown. (1,2,\*)
- BH: Future commercial development in the town should remain within existing commercial areas or contiguous to existing commercial development, preferably on public sewer or future sewer extensions, with the exception of the Peninsula Center area (which is not served by sewer). As demand exceeds present stock, commercial development should be considered on properties served by public sewer extending inland from the "core" area. (1)
- BH: Ensure that current and future zoning designations steer commercial development in the town toward existing commercial areas, preferably toward areas that are or will be served by sewer. (1)
- BH: Future commercial development in the downtown and Peninsula Center areas shall proceed in an orderly manner, contiguous to existing commercial enterprises. (1,2,\*)

- BH: As demand exceeds available stock, allow the expansion of light industrial and trades-based uses in areas contiguous with existing light industrial zoning in order to group such uses and to allow for economic development within the town. Infrastructure should expand with or ahead of development. (1)
- BH: In conjunction with policies recommended regarding economic development within the town, allow the expansion of light industrial and trades-based uses in an orderly manner – contiguous to existing light industrial uses and served by sewer. (1)
- BH: Encourage and support agriculturally productive farmlands as much as possible. (3,\*)
- BH: With those landowners operating agriculturally productive farmlands, examine current zoning regulations for any possible impediments to existing or potential agricultural uses within the town. Propose amendments to regulations if necessary. (3,\*)
- BH: Encourage the creation of small-scale and “specialty” agricultural uses such as heirloom orchards, organic farms, etc. (3,\*)
- BR: Encourage harmonious and well-planned commercial developments that will serve the needs of the town, area residents, and the traveling public. (3)
- BR: The town shall consider developing a set of design standards that would preventing and reducing traffic congestion and distracting visual clutter associated with developments along major thoroughfares in the town. (3)
- BR: Areas already characterized by commercial development and where town services and facilities are available should be given preference over scattered non-serviced areas. (1)
- BR: Ready access to adequate, electrical power, natural gas supplies, and communications should be available. (1)
- BR: Points of vehicle ingress and egress (driveways) should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the commercial development. (4)
- BR: Adequate landscape screening “buffer” should be provided between commercial uses and adjacent noncommercial uses. (3)
- BR: Adequate building setbacks should be provided from town roads and highways. (3)
- BR: Provide planned locations for manufacturing, warehousing, trade or contractor establishments, commercial storage, light industrial parks or business parks that have access to major traffic routes but are appropriate for the rural character of the town. By focusing development in these specific areas, the rural character of the town will be better served. (1,4)
- BR: To be permitted, the development shall not detract from the rural community appearance, over burden community services of the town. (3)
- BR: Landscaping and fencing should be designed to establish a clear edge along the side of the site that is visible to motorists and others passing by or viewing the site; (3)
- BR: Design entries to the site as gateways for vehicular entrances, marked by decorative columns or other features more prominent relative to the other features surrounding the site or road. The construction materials should be similar to those used for the building and other site amenities; (3)
- BR: Establish lighting and sign controls allowing for soft lighting (limited only to the site) and signs that fit the community’s rural character; (3)
- BR: Integrate road drainage with site design; (3,\*)
- BR: Encourage landscaping continuity not fragmentation; (3)
- BR: Save existing trees; (3)

- BR: Utilize double or single rows of trees or shrubs, (of native plant species), when a visual screen is needed; (3)
- BR: Make service areas attractive; and (3)
- BR: Make vehicle entrances appealing to motorists. (3)
- BR: The site should have available adequate water, stormwater drainage, natural gas and electric supplies. (1)
- BR: The site needs to have adequate buffering from adjacent non-industrial uses. (3)
- BR: The site needs to have adequate points of ingress and egress, an internal street system, along with adequate off-street parking and loading facilities. (4)
- BR: Encourage harmonious and well-planned commercial developments that will serve the needs for the town and area residents, as well as the STH 57 corridor.
- GB: Minimize the impact of development along the Highway 42 and other corridors. (2)
- GB: Encourage mixed-use development and redevelopment, combining commercial and residential elements, particularly promoting housing for employees for local businesses. (3,\*)
- GB: Encourage harmonious and well-planned commercial developments that will serve the needs of the Town, area residents and businesses. (3)
- GB: Areas already characterized by commercial development and where Town services and facilities are available should be given preference over scattered non-serviced areas. (1)
- GB: Encourage development of year-round businesses. (3,\*)
- GB: Plan locations for light industry and businesses that have access to major traffic routes. By focusing development in these specific areas, the rural character of the Town will be better served. (4,\*)
- GB: Future heavy industrial uses (as defined by the County Zoning Ordinance including electrical generation windmills) shall be directed to the locations within the County where heavy industrial parks exist. (1,\*)
- GB: Ready access to adequate public sanitary sewer service, storm water drainage facilities, electric power, and communications should be available. (1)
- GB: Accommodate low impact home-based business. (5)
- GB: The Town shall consider developing a set of design standards that should control any industrial or business development. (3)
- LG: Points of ingress and egress should be properly located and controlled to prevent problems and traffic congestion on adjacent arterial roads. Adjacent roads should be capable of accommodating the increased traffic associated with the commercial development. (4)
- LG: Encourage harmonious and well-planned commercial development that will serve the needs for the town and area residents, as well as the STH 42 and STH 57 corridors. (3)
- LG: Areas already characterized by commercial development and where town services and facilities are available should be given preference for further development. (1)
- LG: Encourage expanding home occupational businesses to relocate in areas classified as commercial. (1)
- LG: Provide for additional light industrial zoning. (1,\*)
- LG: Encourage light industrial development in designated areas. (1)
- LG: Work with adjoining municipalities and governmental agencies to develop infrastructure which would be attractive to potential businesses. (1,\*0
- LG: Intensive heavy industrial uses shall not be allowed in the Town. (\*)

- LG: Promote design standards for light industrial development that mitigates the environmental impact on the Town, including but not limited to, landscaping, signage, and lighting. (3)
- LG: Consider developing a set of design standards that encourage harmonious and well-planned commercial development. (3)
- LG: Encourage a landscape screening “buffer” between commercial uses and adjacent noncommercial uses. (3,\*)
- NS: Support the City of Sturgeon Bay as being the primary commercial and service center for the Town of Nasewaupsee. (1,\*)
- NS: *Cluster new town business growth near existing town and City of Sturgeon Bay business areas, especially along STH 42/57.* (1,\*)
- NS: Encourage in-fill and redevelopment of vacant and underutilized existing commercial sites. (1,\*)
- NS: Future highway corridor development should be clustered in designated areas including the CHC and RCM land use management areas. (1,2,\*)
- NS: Highway corridor development proposals should address the following desired characteristics: < Low water use and treatment potential. < Low child dependency. < Traffic dependent and/or require good highway access. < Require significant space to store and/or showcase inventory. < Related to agriculture. < Involves low impact natural resource processing. (2,\*)
- SB: Commercial - Encourage harmonious and well-planned commercial developments that will serve the needs of the village and area residents, as well as STH 42 and STH 57 users. (3)
- SB: Areas already characterized by commercial development and where village services and facilities are available should be given preference over scattered non-serviced areas. (1)
- SB: Points of vehicle ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the commercial development. (4)
- SB: Designate appropriate area(s) that can accommodate commercial expansion without creating continuous commercial frontage along all major highways. (2)
- SB: Adequate landscape screening “buffer” should be provided between commercial uses and adjacent noncommercial uses. (3,\*)
- UN: Encourage harmonious and well-planned commercial development which will serve the needs of the Town residents, tourists and the specialized needs of the rural areas. (3,\*)
- UN: Areas already characterized by commercial development and where services and facilities are available should be given preference. (1)
- UN: Ready access to adequate public water supply, public sanitary sewer service, stormwater drainage facilities, electrical power, natural gas supplies, and communications should be available. (1)
- UN: Points of vehicle entry and exit should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the commercial development. (4)
- UN: Provide planned locations for industrial parks or business parks that have access to major traffic routes but are appropriate for the character of the area. By focusing development in these specific areas, the communities will be better served. (4)

- UN: Future heavy industrial uses should be encouraged to locate within designated industrial and business parks. (1)
- UN: Intensive industrial uses should not be intermixed with retail commercial sales, residential, governmental, or institutional uses. (1,3,\*)
- UN: To be permitted, industrial development should not detract from the community's appearance, over burden community services nor clutter any "Door Way" into the Town of Union. (2,\*)
- UN: The site should have available adequate water, sanitary sewer, stormwater drainage natural gas and electric supplies. (1)
- UN: The site should have direct access to an arterial and highway system. (4)
- UN: The site should have adequate points of entry and exit, an internal street system, along with adequate off-street parking and loading facilities. (4)
- UN: Emphasis shall be made to provide adequate landscape screening "buffer" between commercial uses and adjacent noncommercial uses. (3,\*)
- UN: The Town should consider developing a set of design standards for industrial/business park settings with consideration to the following nine elements: (3)
- Landscaping and fencing should be designed to establish a clear edge along the side of the site that is visible to motorists and others passing by or viewing the site;
  - Design entries to the site as gateways for vehicular entrances, marked with decorative items or other features more prominent relative to the other features surrounding the site or road. The construction materials should be similar to those used for the building and other site amenities;
  - Establish lighting and sign controls allowing for soft lighting (limited only to the site) and signs that fit the area's character;
  - Integrate road drainage with site design;
  - Encourage landscaping continuity not fragmentation;
  - Save existing trees whenever possible;
  - Utilize double or single rows of trees or shrubs when a visual screen is needed;
  - Make service areas attractive; and
  - Make vehicle entrances appealing to motorists.
- UN: Industrial sites should have adequate buffering from adjacent non-industrial uses. (3,\*)

#### **D. Natural Resources Land Use Goals**

Summary of all natural resources land use goals:

- 1) Ensure that development protects environmentally sensitive natural areas through ecologically sound land use management ordinances and development practices.
- 2) Increase land stewardship through public acquisition, transfer/purchase of development rights, educating property owners about environmental issues facing the community, and promoting awareness about land protection tools such as deed restrictions and conservation easements.
- 3) Maintain and improve ground and surface water quality through stormwater run-off control and protection of wetlands, springs, streams, and lakes.
- 4) Utilize the environmental corridor designation of the General Plan Design to promote and preserve wildlife habitat and trails where appropriate.

Municipal natural resources land use plan goals:

- BH: Ensure that development occurring in the town protects environmentally sensitive natural areas. (1)
- BH: Ensure that land use management ordinances in place in the town such as zoning recognize important natural areas. (1)
- BH: With environmental experts, examine current and future zoning regulations to ensure protection of natural areas as development occurs. (1,\*)
- BH: Educate property owners about tools such as deed restrictions/conservation easements to protect private land. (2)
- BH: Encourage/sponsor educational programs regarding environmental issues facing the town and how landowners can work privately to address those issues. (2)
- BH: Work with the county, utility companies, and private landowners to encourage preservation of natural, native roadside vegetation immediately adjacent to the highway. (\*)
- BR: Encourage preservation of natural and cultural resources, and unique open spaces while considering the future integration of existing natural areas (contiguous woodlands, meadows, open spaces, marshes, wetlands, etc) into site designs creating environmental corridors throughout the town for wildlife habitat and/or pedestrian linkages. (1,3,4)
- BR: Utilize the environmental corridor designation of the General Plan Design to promote and preserve wildlife habitat and trails where appropriate. (4)
- BR: Carefully consider the impacts of allowing greater use of lands within and adjacent to the comprehensive plan's identified environmental corridors (depicted on the General Plan Design). Consider limiting the intensity of a use through additional controls which can be depicted within an overlay district. (1,3,4)
- BR: Encourage increasing the acreage that is protected from development by public ownership, environmental trust ownership, private conservation easements or other appropriate means. (2)
- BR: Encourage ground water protection within the town. (3)
- BR: Encourage preservation of water resources, unique open spaces, and other cultural and natural resources while considering the future integration of existing natural areas (contiguous woodlands, the Brussels Hill, the Niagara Escarpment, meadows, open spaces, wetlands, etc.) into site designs creating environmental corridors throughout the Town for wildlife habitat and/or pedestrian linkages. (1,3,4,\*)
- GB: Maintain and/or improve the quality of our water and its sources (wetlands, springs, streams, and lakes) within and around the Town. (3)
- GB: Require that no structure or road shall be constructed or fill added within 75 feet of all wetlands or of the footprint of the structure and limit development within 300 feet of wetlands that are located within an identified environmental corridor. Maintain buffers between development and any wetland or waterway to control erosion and runoff contamination. (3,\*)
- GB: Require certified wetlands delineation of all proposed development sites, as a prerequisite to issuance of County and local building permits, using State definitions and standards. (3,\*)
- GB: Promote the use of "cluster" wastewater treatment or other state of the art systems in areas where the Town determines they would be appropriate. (\*)
- GB: All future development shall minimize storm water runoff and provide an approved storm water plan before a construction permit can be issued. (3,\*)

- GB: Utilize the environmental corridor designation of the General Plan Design to promote and preserve wildlife habitat and trails where appropriate. (4)
- GB: Recognize as Town policy, the importance of preserving ecologically significant areas such as Lost Lake, the Ephraim Swamp, the Fish Creek lowlands and the Ski Hill forest complex. Any proposed development surrounding these areas must consider both secondary and cumulative impacts to the environment. (1,\*)
- LG: Encourage the use of ecologically sound practices in rural area development. (1)
- LG: Encourage ground water protection within the Town. (3)
- LG: Cooperate with governmental agencies to prevent groundwater contamination. (3)
- LG: Create an ad-hoc committee to consider planning for a sanitary sewer and potable water system. (3,\*)
- LG: Encourage citizens to have their well water tested on an annual basis to protect the health and safety of the citizens and visitors of the Town. (3,\*)
- LG: Encourage preservation of water resources, unique open spaces, and other cultural and natural resources while considering the future integration of existing natural areas (contiguous woodlands, meadows, open spaces, marshes, wetlands, etc.) into site designs creating environmental corridors throughout the Town for wildlife habitat and/or pedestrian linkages. (1,3,4)
- LG: Refer private landowners who wish to preserve and create wildlife areas, conservation easements, and wetlands to the appropriate public and private organizations. (2)
- LG: Utilize the environmental corridor/wetlands designation of the General Plan Design to promote and preserve wildlife habitats and trails, where appropriate. (4)
- LG: Carefully consider the impacts of land use within and adjacent to the Comprehensive Plan's identified environmental corridor/wetlands. (1,3,4)
- LG: Encourage increasing the acreage that is protected from development by public ownership, environmental trust ownership, private conservation easements or other appropriate means. (2)
- LG: Consider assessment practices which recognize the value of property placed in trust or restricted covenant, as permissible in state statutes and Department of Revenue guidelines. (\*)
- NS: Identify Nasewaupée's natural resources, environmentally valuable features, open spaces, and cultural and historic resources which should be afforded protection from development. (1,\*)
- NS: Identify preferred areas for rural residential growth outside of existing developed areas such that impacts on productive farmland, natural areas, and open spaces are minimized. (1)
- NS: Nasewaupée should explore the feasibility of establishing a town sponsored purchase of development rights program. In lieu of this option, cooperation with existing land trusts should be pursued. (2)
- SB: Encourage preservation of water resources, unique open spaces, and other cultural and natural resources while considering the future integration of existing natural areas (contiguous woodlands, meadows, open spaces, wetlands, etc) into site designs creating environmental corridors throughout the village for wildlife habitat and/or pedestrian linkages. (1,3,4)
- SB: Utilize the environmental corridor designation of the General Plan Design to promote and preserve wildlife habitat and trails where appropriate. (4,\*)
- SB: Consider a future trail system within the village that would utilize natural corridors linked with a number of connecting points to existing pedestrian paths/sidewalks. (4,\*)

- SB: Carefully consider the impacts of allowing greater use of lands within and adjacent to the comprehensive plan's identified environmental corridors (depicted on the General Plan Design). Consider limiting the intensity of a use through additional controls which can be depicted within an overlay district. (1,3,4,\*)
- UN: Encourage preservation of water resources, unique open spaces, and other cultural and natural resources while furthering the integration of existing natural areas (contiguous woodlands, meadows, open spaces, etc) into site designs creating environmental corridors throughout the planning area for wildlife habitat and/or pedestrian linkages. (1,3,4)
- UN: Utilize the environmental corridor designation of the General Plan Design to promote/preserve wildlife habitat and trails where appropriate. (4)
- UN: Promote trail systems within natural corridors developed with a number of connecting points to existing pedestrian paths/sidewalks. (4)
- UN: Carefully control the types of developments within and adjacent to the comprehensive plan's identified environmental corridors (depicted on the General Plan Design) by establishing an overlay district under the zoning code. (1,3,4,\*)
- UN: Promote continued public access to remaining undeveloped waterfront areas. (\*)

#### **E. Transportation Land Use Goals** (Issue addressed in the Land Use chapter by Brussels only)

##### Municipal transportation land use goals:

- BR: Establish a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that is compatible with the town's adopted Year 2020 Master Plan.
- BR: The proper use of land for, and adjacent to, transportation facilities should be pursued in accordance with the town's land use development objectives. The disruption of future development should be minimized by utilizing transportation corridor preservation techniques and the total amount of land used for transportation facilities should be minimized.
- BR: A minimum Level of Service (LOS) of 'C' should be maintained on all highways and roads.
- BR: Transportation facilities should be located to minimize impacts on visually pleasing buildings, structures, and natural-al features; and to enhance vistas to such features.
- BR: The location of transportation facilities in or through environmental corridors and natural areas should be avoided.
- BR: The transportation system should provide access and service with choices of modes throughout the town in a way designed to reduce overall average travel times to destinations within the town and county.
- BR: Bicycle lanes or wide curb lanes should be constructed on arterial and higher volume collector highways and local roads.

**F. Community Services Land Use Goals** (Issue addressed in the Land Use chapter by Brussels only)

Municipal community services land use goals:

- BR: The town will continue to provide adequate public services throughout the planning period in order to reach the desired vision of this plan regarding future land use development.
- BR: The Town Board will continue to monitor services provided to town residents and explore options of maintaining or improving upon the level of existing services.
- BR: The Town Board will continue to work with adjoining towns and Door County to help provide future services as effectively and efficiently as reasonably possible.
- BR: The town will continue to monitor and address the facility and program needs of the elderly population and those approaching senior status.

**VIII. Intergovernmental Cooperation**

**A. General Goals Regarding Intergovernmental Cooperation**

Summary of all general goals regarding intergovernmental cooperation:

- 1) Encourage joint planning and improve communication and cooperation between and among units of government.
- 2) Explore sharing of services, facilities, and programs, including potential cost-sharing, between jurisdictions.
- 3) Establish a standard process for uniform adoption of intergovernmental agreements, periodic review, expiration of agreements, and plans for future agreements.
- 4) Work with municipalities to address potential municipal boundary conflicts through the development of border or cooperative agreements.

Municipal general goals regarding intergovernmental cooperation:

- BLRPC: To encourage joint planning between jurisdictions including Tribes and special districts. (1)
- BLRPC: To improve communication and cooperation between and among units of government and the citizens they serve. (1)
- BLRPC: To develop collaborative stormwater & sewer management plans. (2)
- BLRPC: To encourage a more diverse population to participate in planning and government. (\*)
- BLRPC: To encourage local governments to enter into cooperative service arrangements to better utilize existing resources. (1,2)
- BLRPC: To assist local units of government in identifying funding and technical resources to acquire and improve the services available to their residents. (\*)
- BH: Promote cooperation between the Town of Baileys Harbor and any other governmental agency that makes decisions impacting the town. (1)
- BH: The Town of Baileys Harbor shall create a framework providing for the uniform adoption, periodic review, and control of intergovernmental agreements for the town. (3)

- BH: Establish a standard process for adoption of agreements, updating and dealing with expiration of agreements, and plans for future agreements. (3)
- BH: Any easement, abandonment, or other agreement with private or public entities should be approved by town legal council and contain "sunset" clauses in the event that said agreement is not acted upon. (3,\*)
- BH: Request an annual report to the town by regional Department of Natural Resources staff to stay involved in land acquisition and shoreline issues. (1,\*)
- BH: Explore the possibility of sharing costs and services when beneficial to the town, without substantial loss of input or control. (2)
- BH: Continue current intergovernmental processes conducted by the town board, including annual review of fire services and county emergency services. (1,\*)
- BH: Update and/or adopt agreements for roads shared with other towns and villages. Adopt a standard procedure for converting private roads to public. (3,\*)
- BR: Coordination and sharing of community facilities, services and programs whenever possible. (2)
- BR: Explore the possibility of jointly developing and managing future recreational facilities. (2)
- BR: Work with surrounding municipalities to address possible boundary issues to minimize conflicts. (4)
- BR: Work with the Wisconsin Department of Natural Resources, the U.S. Army Corps of Engineers and the Environmental Protection Agency to insure compliance with water quality regulations. (1,\*)
- GB: Promote cooperation between the Town of Gibraltar and any other governmental agency that makes decisions impacting the Town. (1)
- GB: Encourage the exchange of municipal Board minutes and encourage leaders of neighboring communities to meet at least semi-annually to discuss issues of common concern. (1,\*)
- GB: Work with neighboring municipalities to identify and develop advantageous transportation corridors. (1,\*)
- GB: Explore the possibility of sharing municipal services, facilities, and programs with neighboring municipalities. (2)
- GB: Explore the possibility of jointly developing services including, but not limited to: (2)
- Fire protection
  - Police protection
  - Ambulance and First Responder services
  - Public transportation
  - Joint sanitary and water districts
  - Snow removal
- GB: Explore the possibility of jointly developing facilities including, but not limited to: (2)
- Utilities
  - Joint sanitary and water treatment plants
  - Parks and recreational facilities
  - Marina and boat launches
  - Libraries
  - Shared municipal buildings
  - Animal shelter
- GB: Explore the possibility of jointly developing programs including, but not limited to: (2)
- Waste and recycling

- Building inspector
  - Beach maintenance and beach water quality testing
  - Household water testing
  - Cooperative efforts to spur legislative change
  - Child care programs
  - Cultural programs
- GB: Work with surrounding municipalities to address possible boundary issues to minimize conflict. (4)
- GB: Encourage open communication with neighboring towns and villages to facilitate the creation of co-planning areas along municipal borders. (1)
- GB: Encourage the development of border agreements with neighboring villages, if and when, annexation issues arise. (4)
- LG: Promote cooperation between the Town of Liberty Grove and any other governmental agency that makes decisions impacting the Town. (1)
- LG: Encourage the exchange of municipal Board minutes and encourage leaders of neighboring communities to meet at least semi-annually to discuss issues of common concern. (1,\*)
- LG: Work with neighboring municipalities to identify and develop advantageous transportation corridors. (1,\*)
- LG: Explore the possibility of sharing municipal services, facilities, and programs with neighboring municipalities. (2)
- LG: Explore the possibility of jointly developing services including, but not limited to: (2)
- Fire protection
  - Police protection
  - Ambulance and First Responder services
  - Public transportation
  - Joint sanitary and water districts
  - Snow removal
- LG: Explore the possibility of jointly developing facilities including, but not limited to: (2)
- Utilities
  - Joint sanitary and water treatment plants
  - Parks and recreational facilities
  - Marina and boat launches
  - Airports
  - Libraries
  - Shared municipal buildings
  - Animal shelter
- LG: Explore the possibility of jointly developing programs including, but not limited to: (2)
- Waste and recycling
  - Health and Human services
  - Building inspector
  - Beach maintenance and beach water quality testing
  - Household water testing
  - Cooperative efforts to spur legislative change
  - Child care programs
  - Cultural programs

- LG: Work with surrounding municipalities to address possible boundary issues to minimize conflicts. (4)
- LG: Encourage open communication with neighboring towns and villages to facilitate the creation of co-planning areas along municipal borders. (1)
- LG: Encourage the development of border agreements with neighboring villages, if and when, annexation issues arise. (4)
- NS: Establish mutually beneficial intergovernmental relations with other units of government. (1)
- NS: Realize individual and shared visions, goals, objectives, and programs. (1)
- NS: Pursue cooperative agreements regarding annexation, expansion of public sewer and water services, and growth management with the City of Sturgeon Bay. (2,4)
- NS: Seek opportunities to enhance the provision of coordinated public services and facilities such as police, fire, emergency rescue, waste management, transportation systems (e.g., roads, bike/pedestrian routes, transit, etc.), parks and recreation with other units of government. (2)
- NS: Maintain town involvement related to the State Highway 57 Transportation/Land Use Highway Corridor Study and resulting plan. (1,\*)
- NS: Pursue opportunities to jointly hold public forums and workshops to exchange information and increase public understanding and acceptance of innovative planning tools and programs. (1,\*)
- NS: An advisory body should be appointed to establish clear goals, objectives, and expectations for the purpose of negotiating any intergovernmental agreement. (3,\*)
- NS: Intergovernmental agreements will be reviewed annually for their effectiveness and efficiency. (3,\*)
- NS: Opportunities for coordinated implementation activities including shared administration and joint ordinance development should be pursued with the City of Sturgeon Bay, Door County, and neighboring towns. (1,2)
- NS: A logical area for city growth and annexation should be identified by the town and included as part of a growth management strategy to be discussed with the City of Sturgeon Bay. (4,\*)
- NS: Opportunities for extension of sewer and water service without annexation that are mutually beneficial for the town and the city should be discussed as part of a growth management strategy with the City of Sturgeon Bay. (2,4,\*)
- NS: Stormwater planning and management activities should be pursued jointly with the City of Sturgeon Bay in areas of mutual concern. (2,4,\*)
- NS: The town should develop an intergovernmental agreement utilizing the guidance of the intergovernmental cooperation ad-hoc committee and the intergovernmental cooperation ad-hoc committee report to the plan commission (February 27, 2003). (3,\*)
- NS: The town should pursue development of a stormwater management ordinance with the City of Sturgeon Bay. The city does not currently have stormwater regulations, and areas of mutual concern could be addressed jointly (including zones of contribution for city wells and highway corridor). (2,4,\*)
- NS: The town may consider incentives to promote developments that include the creation of educational opportunities in cooperation with local school districts. (1,\*)
- NS: Joint efforts to protect groundwater and prevent contamination in the zones of contribution for municipal wells should be pursued with the City of Sturgeon Bay, the Town of Sturgeon Bay, and Sturgeon Bay Combined Utilities. (1,\*)

- NS: Pursue partnerships and cooperative efforts to maintain and improve the water quality of town surface and groundwater resources, especially areas of documented water quality degradation (e.g., Sawyer Harbor). (1,\*)
- SB: Promote cooperation between the village of Sister Bay and any other governmental agency that makes decisions impacting the village. (1)
- SB: Coordination and sharing of community facilities and services whenever possible. (2)
- SB: Explore the possibility of jointly developing and managing future recreational facilities. (2)
- SB: Work with surrounding municipalities to address possible boundary issues to minimize conflicts. (4)
- SB: Promote cooperation and coordination with Door County regarding any county plans. (1)
- SB: Work with the Wisconsin DNR, Army Corps of Engineers and the Environmental Protection Agency to insure compliance with water quality regulations. (1,\*)
- UN: To foster cooperation between the Town of Union and any other governmental entity that makes decisions impacting the Town. (1)
- UN: Encourage coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible. (2)
- UN: Have improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc. (1)
- UN: Develop boundary and cooperative agreements with the towns of Red River, Brussels, and Gardner. (4)
- UN: Work cooperatively with surrounding municipalities to address possible boundary issues to minimize conflicts, to include staying aware of issues or regulations that would impact development within the planning area. (1,4)
- UN: Explore the possibility of jointly developing and managing future recreational facilities. (2)

## **B. Intergovernmental Cooperation Goals Related to Land Use**

Summary of all intergovernmental cooperation goals related to land use:

- 1) Discuss and regularly review zoning and planning issues with local, county, and regional agencies, identify potential land use conflicts, and develop a process for notifying involved municipalities.
- 2) Communicate and coordinate land use decision-making processes and plan/ordinance implementation with adjacent municipalities, the county, and other governing agencies.
- 3) Identify and discuss shared natural resources.
- 4) Maintain local and/or rural character.

Municipal intergovernmental goals related to land use:

- BH: The Town of Baileys Harbor shall work with neighboring communities and other pertinent agencies to discuss land use issues that span municipal boundaries. (1)
- BH: Encourage an annual review of zoning/planning issues with neighboring towns, as well county and regional agencies. (1)
- BH: Develop an agreement with neighboring towns to notify each other of potential land use conflicts near town lines. (2)

- BH: Create a standard set of questions/issues for the town plan commission to consider when conducting site plan reviews or reviewing petitions to the county Board of Adjustment and Resource Planning Committee (variances, zoning amendments, etc.). (2,\*)
- BR: Develop a cooperative land use decision making process between the town of Brussels, the adjoining towns, the county and all other government agencies. (2)
- BR: Coordination with adjacent communities and the county on future planning projects to maintain the rural character of the surrounding area. (2,4)
- BR: Work with neighboring communities regarding any issues affecting land uses and land use impacts that lie across township lines. (2)
- BR: Continue to work with the Bay-Lake Regional Planning Commission or other planning agencies on town planning activities, and county and/or regional planning activities. (2)
- BR: Promote cooperation and coordination between Door County regarding any county plans. (2)
- BR: The Town Plan Commission or Town Board should be aware of any planning activities that may impact the town of Brussels. (2)
- GB: Work with neighboring communities to discuss any unique natural features and other land uses which span municipal boundaries. (2,3)
- GB: Work with neighboring communities to identify shared natural features such as wetland recharge areas and natural habitat areas. (2,3)
- GB: Plan with neighboring municipalities to ensure compatible land use along shared borders. (2)
- LG: Work with neighboring communities to discuss any unique natural features and other land uses which span municipal boundaries. (2,3)
- LG: Work with neighboring communities to identify shared natural features such as wetland recharge areas and natural habitat areas. (2,3)
- LG: Co-plan with neighboring municipalities to ensure compatible land use along shared borders. (2)
- NS: Pursue cooperation and coordination between the town and adjacent municipalities with respect to long-range planning and land use controls, especially along and near town boundaries and the STH 42/57 corridor. (1,2,\*)
- NS: Support and continue ongoing efforts to meet regularly with other southern Door County towns to discuss growth management and land use issues. (1)
- NS: Maintain town involvement in county efforts to pursue development of a computer-based decision making model for land use planning and growth management policy development. (2,\*)
- NS: Seek county technical and financial assistance to support town planning efforts and implementation of land use controls. (2,\*)
- NS: Review of development proposals should give consideration to intergovernmental cooperation including: < Impacts to relationships with neighboring municipalities < Impacts to provisions of intergovernmental agreements < Impacts to relationships with applicable agencies < Impacts to school districts. (2)
- NS: Development proposals within the RS and PT land use management areas should address impacts to: < Public water systems < Public sewer systems < Pedestrian and bicycle routes. (\*)
- NS: The town should work with Door County to resolve identified conflicts in development densities in order to avoid confusion for property owners and developers and to avoid duplicate regulations. (2,\*)

- NS: Future development of the Highway 42/57 corridor including potential uses and design standards should be discussed as part of a growth management strategy with the City of Sturgeon Bay. (1,2,\*)
- NS: The town should pursue the establishment of a cooperative purchase of development rights program with other public and private agency partners. A primary objective would be to permanently protect lands in the City of Sturgeon Bay's wellhead protection areas and zones of contribution. (2,\*)
- NS: The town should pursue the development of a design review ordinance with the City of Sturgeon Bay as a means to achieve compatible streetscape and building design standards along the STH 42/57 corridor. (2,\*)
- NS: Promote communication and cooperation by providing neighboring municipalities and overlapping authorities opportunities to comment on the town's comprehensive plan, implementing land use controls, and specific development proposals. (2,\*)
- NS: Coordinate implementation of the town's comprehensive plan with Door County to avoid conflicting regulations, duplication of regulatory and review processes, and public confusion on applicable regulations. (2)
- NS: Cooperative planning efforts with surrounding towns, the City of Sturgeon Bay, Door County, applicable agencies, and special purpose units of government should be pursued when appropriate including: < Cooperative land use planning along boundaries < Open discussion of plan and ordinance amendments and updates < Joint planning for overlapping jurisdiction or areas of mutual interest < Joint purchasing or shared use of equipment and services. (2)
- SB: Coordination with adjacent communities on future planning projects to maintain the character of the surrounding area. (2,4)
- SB: Work with neighboring communities to discuss any unique natural features and other land uses which lie across village boundaries. (2,3)
- SB: Continue to work with the Bay-Lake Regional Planning Commission or other planning agencies on village planning activities, and county and/or regional planning activities. (2)
- SB: Continue to make the Plan Commission or Village Board aware of any planning activities that may impact the village of Sister Bay. (2)
- UN: Promote coordination with adjacent communities on future planning projects to best maintain the character of the surrounding area. (2,4)