

Summary of Comparison of Goals from Door County Municipalities Completed Comprehensive Plans

Below are the summarized goals from the accompanying document titled “Comparison of Goals from Door County Municipalities Completed Comprehensive Plans” and only the specific municipal goals that are unique and/or in potential conflict with the summary goals. All goals were 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-topic heading is a summary of all the municipal goals related to the sub-topic. Finally, the specific municipal goals for each sub-topic that were identified as unique and/or potentially in conflict with the summary goals are italicized and/or asterisked. They are listed exactly as listed in the plan, with each goal labeled by municipality according to the key below. The number(s) in parentheses following a municipal goal refer to the number(s) of the summarized goal(s) that incorporate(s) part of that specific municipal goal. Goals followed by numbers and/or an asterisk in parentheses means that part of, or the entire goal, was not incorporated into a summary goal due to the fact that it was only mentioned by one municipality. Italicized goals have been identified as goals that potentially conflict with one or more of the summarized goals. Also listed are sub-topics mentioned by only one municipality and sub-topics where there were no overlapping goals between the two or more municipalities that mentioned it.

KEY:

BLRPC = Bay-Lake Regional Planning Commission

BH = Baileys Harbor

BR = Brussels

GB = Gibraltar

LG = Liberty Grove

NS = Nasewaupee

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:

- 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,*)
- 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,*)*
- GB: Include preservation of cultural and historical resources as an integral part of the Town's Economic Development Plan. (1,*)
- GB: Preserve the natural and rural character of present and future cemeteries. (1,*)
- LG: Encourage residents to comply with the State Historical Society's Burial Site Preservation Program Local Historical Societies. (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 Sub-committee will explore the integration of these sites into any future trails or recreation sites. (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: Develop Town long-range tree preservation and planting plan. (*)
- 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: Control the proliferation of pole/"tin" buildings. (1,3,*)
- 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,*)

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: Create an Historic Preservation Commission. (1,*)

BH: Establish an Historic District and local Historic Registry. (1,3,*)

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: *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:

- 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. (*)
- 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. (*)*

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 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: 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,*)

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. (*)
- 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: 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: Have Town buildings both present and future as models. (*)
- 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,*)
- 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: 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 establish minimum requirements for any increased maintenance and repair of local roads caused by mining operations. (*)

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:

- 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: Develop a long-range, prioritized plan for the acquisition of land for parks and natural areas within the Town. (*)
- 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. (*)

UN: Development of wetlands should be discouraged. (1,)*

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:

- 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,*)
- LG: *When practicable classify existing agricultural use land as Natural Area or Agricultural/Open Space/Woodland as identified in the General Plan Design. (*)*
- 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. (*)*
- NS: Seek opportunities to get existing conservation organizations more involved in land protection in Nasewaupsee. (3,*)
- NS: Support programs which lower tax burden for lands under agricultural production or conserved as natural areas. (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:

- BH: Assign the town plan commission the responsibility of working on housing and economic development issues facing year-round residents. (3,*)
- 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,*)
- 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,*)
- 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,*)
- 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,*)
- 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,*)

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: Have town designee(s) join the Door County Economic Development Corporation Attainable Housing and Technology Committees. (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,*)
- GB: Cooperate with adjacent communities to promote business and job opportunities. (1,*)
- 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,*)

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:

- 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,*)
- LG: Seek to maintain and build a skilled labor force. Attract required labor by providing information on appropriate 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,*)

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:

- 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: Review current regulations governing home occupations. (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. (*)
- 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. (*)

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:

- 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,*)

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: Buffer agricultural businesses from incompatible uses in order to promote their operation and to minimize potential conflicts. (2,*)
- GB: Recommend alternative uses and potential opportunities for the Gibraltar Town Hall. (*)
- 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: 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:

- 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,*)
- GB: Provide local property tax and other incentives for construction of housing for seasonal workers and low-income households. (1,2,*)
- LG: Work with the County and neighboring towns and villages to ensure compatible residential growth. (5,*)
- NS: Housing development which accommodates the elderly shall be located near public transportation and other urban amenities. (1,*)
- NS: The town should monitor the local and regional availability of lands for the development of affordable housing. (4,*)
- NS: Retain farm and single-family residences as the preferred type of housing supply in the Town of Nasewaupsee. (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: Encourage the development of a housing trust fund, at the county level, to meet residential needs (see page 3-20). (1,*)
- UN: Encourage single family dwellings, multi-family/condominiums, duplexes, and new subdivisions. (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: When qualified, the town should apply for grants and become involved in programs to address the town's housing needs. (*)
- 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,*)
- 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,*)
- SB: Consider participating along with non-profit agencies to acquire and hold lands for future development of housing. (3,*)

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: 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: Rezone selected areas of the Town for housing development for low and moderate income households. (3,*)
- 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,*)

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:

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,*)

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,*)

GB: Allow density bonus for cluster housing developments with shared septic system. (1,2,*)

LG: Encourage cooperation with other governmental units to protect the environment through the use of storm water run off plans. (3,*)

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,*)

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: 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,*)

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: Encourage design limitations for multi-unit housing pertaining to the number of units per building and overall square footage of multi-unit buildings. (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:

- BR: To site and locate all new facilities within the unincorporated village of Brussels, as appropriate. (1,*)
- 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: Utilize the environmental corridors defined in the comprehensive plan to identify areas sensitive to development and potential wildlife habitat and trail corridors. (*)
- 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: Continue to encourage the concept of “mutual aid agreements” for public services being provided. (1,*)

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: 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,*)
- 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. (*)
- 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,*)
- NS: Discourage development in areas where holding tanks are necessary. (*)
- 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: 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: 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,*)

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: 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,*)

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. (*)

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:

- 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: 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: Require all new construction developments adhere to minimum standards of storm sewer runoffs. (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: 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,*)
- LG: When practicable, support permit requests for local solid waste disposal transfer stations and recycling centers. (1,2,*)
- LG: Explore the establishment of an organic waste composting operation within the Town. (*)
- 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: 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. (*)

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: 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: 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,*)
- 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: 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: Encourage developers, through incentives or other means, to incorporate public open space and recreation facilities in development proposals. (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,*)
- 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: Sponsor an annual planning meeting with existing telecommunications providers and neighboring municipalities. (2,*)
- GB: Provide and promote the development of utilities to service the community and protect the environment. (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,*)
- 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: 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: Incentives may be considered by the town to encourage developments that incorporate extraordinary energy conservation measures. (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: Maintain the Town Constable system. (1,*)
- BH: Support a program to maintain the ISO fire rating for the community of 8-9. (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: 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,*)
- 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: Improve fire protection by increasing the amount of water available to fight fires. (3,*)
- 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,*)
- SB: Provide safe and convenient Americans with Disability Act accessibility to all public buildings. (*)

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: 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,*)
- 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: 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: Continue to cooperate with St. Mary's of the Lake in the appropriate development, maintenance, and provision of cemetery facilities in the town. (1,*)

L. Childcare Facilities Goals

Summary of all childcare facilities goals:

- 1) Support the development of childcare services.

Municipal childcare facilities goals:

- 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:

- 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: 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: 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 direct benefits derived from transportation system improvements should exceed the direct costs of such improvements using life-cycle costing methods. (1,*)
- GB: Develop a transportation system that is harmonious with surrounding land uses. (1,*)
- GB: Locate transportation facilities to minimize impacts on existing development and natural features. (1,*)
- 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 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.
- SB: Develop transportation system that is harmonious with surrounding land uses. (1,*)
- 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 direct benefits derived from transportation system improvements should exceed the direct costs of such improvements using life-cycle costing methods. (1,*)
- UN: Develop a transportation system that is harmonious with surrounding land uses. (1,*)
- 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. (*)

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: 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: 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,*)
- 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: 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: When practicable, require future developments and/or major land divisions to provide roads that are in compliance with Town ordinances. (2,*)
- 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: 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: 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: 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: 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: 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: 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: 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,*)

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: Develop a bicycle route through the downtown "core" area utilizing side streets to avoid the heavily traveled State Highway 57 corridor. (2,*)
- 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: Present an annual review of sidewalk maintenance and improvement projects at the town's annual meeting. (1,3,*)

- 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,*)
- GB: Pedestrian and bicycle paths should be separated from vehicle paths where possible. (1,*)
- 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: Encourage private, land trust, conservation and public organizations to provide access and trails for bicycle, pedestrian, and limited recreational vehicle usage. (4,*)
- 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: Promote the development of pedestrian, bicycle, and other multi-modal transportation linkages as part of new development proposals. (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: 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: 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,*)

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,*)

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. (*)

NS: Manage land uses and development adjacent to the Door County Cherryland Airport in order to minimize conflicts between airport operations and neighboring properties. (*)

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 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,*)
- BR: Work with the towns of Union, Gardner, Nasewaupee, 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,*)
- 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: 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: 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: 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: Enforce building setbacks from roads and highways. (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: 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: 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: *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 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,*)
- 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,*)
- GB: Rezone selected areas of the Town for housing development for low and moderate income households. (3,*)
- 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: Create a committee to explore policies and programs that promote year round affordable and seasonal housing. (3,*)
- LG: Encourage residential subdivisions that are compatible with their natural and cultural surroundings. (2,*)
- 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,*)
- 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: Limit the extent and density of new resort development within the town. (*)
- SB: Encourage residential subdivisions that relate to natural and cultural features. (2,*)
- 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,*)

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 downtown and Peninsula Center areas shall proceed in an orderly manner, contiguous to existing commercial enterprises. (1,2,*)
- 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: Integrate road drainage with site design; (3,*)
- GB: Encourage mixed-use development and redevelopment, combining commercial and residential elements, particularly promoting housing for employees for local businesses. (3,*)
- 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,*)
- 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: 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 Nasewaupee. (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: 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: 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: Emphasis shall be made to provide adequate landscape screening “buffer” between commercial uses and adjacent noncommercial uses. (3,*)
- 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: With environmental experts, examine current and future zoning regulations to ensure protection of natural areas as development occurs. (1,*)

- 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 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: 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: 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: 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: 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,*)
- 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: 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 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 a more diverse population to participate in planning and government. (*)
- BLRPC: To assist local units of government in identifying funding and technical resources to acquire and improve the services available to their residents. (*)
- 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: 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: 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: 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,*)
- 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,*)
- 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: 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: Work with the Wisconsin DNR, Army Corps of Engineers and the Environmental Protection Agency to insure compliance with water quality regulations. (1,*)

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: 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,*)

- 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: 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,*)