

DOOR COUNTY COMPREHENSIVE PLAN 2030

VOLUME I: VISION AND GOALS

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CHAPTER 1: INTRODUCTION

This chapter provides an overview of Wisconsin's Comprehensive Planning Law, which mandated development of this county comprehensive plan, followed by brief descriptions of the contents of this plan volume and the process used to develop this plan.

OVERVIEW OF WISCONSIN'S COMPREHENSIVE PLANNING LAW

Wisconsin's Comprehensive Planning Law – 1999 Wisconsin Act 9, codified in Section 66.1001, Wisconsin Statutes – also referred to as the “Smart Growth” legislation, was signed into law on October 27, 1999. This legislation defined a comprehensive plan, detailed numerous land use regulations and programs that needed to be consistent with a comprehensive plan by January 1, 2010, and listed mandatory procedures for adopting a comprehensive plan. Comprehensive plans are required by this state law to incorporate a twenty-year vision, although plans are to be updated no less than every ten years. Since its initial adoption, the Comprehensive Planning Law has been amended several times, most significantly with regard to the consistency requirement. According to the amended version of s. 66.1001, Wis. Stats., beginning on January 1, 2010, the actions of a town, village, city, or county with regard to any official mapping program, or zoning or subdivision ordinance, must be consistent with that community's comprehensive plan. The County of Door, with both zoning and subdivision ordinances, is clearly required to have a comprehensive Smart Growth plan in place by 2010.

The Comprehensive Planning Law does not mandate how a community should grow. Rather, it offers an outline of the topics to be addressed and information required within a plan. From these, the community is supposed to develop its goals and policies, thereby providing a rational basis for local land use decisions. The law does require public participation, including the requirement that the governing body adopt a written public participation plan detailing how the plan will be developed, adopted, implemented, and updated. Plans must also include specific objectives, policies, and programs, including agencies that will be responsible for implementation items and the timeframes within which those implementation measures will occur.

While a municipality may choose to include additional topics, a comprehensive plan must include at least the nine – referred to as “elements” in the legislation – listed below and as defined by the Comprehensive Planning Law:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

OVERVIEW OF VOLUME I PLAN DOCUMENT

Two volumes make up the Door County Comprehensive Plan 2030. This volume – Volume I, Vision and Goals – provides the issues, opportunities, and vision statements for the required topic areas, and the overall plan goals, objectives, and action items. Volume II, the Resource Report, provides the demographic and other information required by the Wisconsin Statutes for a comprehensive plan. Readers of this volume will find themselves referred to the appropriate chapter(s) within the Resource Report for this background information.

Volume I is comprised of 11 chapters. The remainder of this chapter, Chapter 1, provides a description of the overall planning process and public participation efforts used to develop the Door County Comprehensive Plan 2030. Chapter 2 contains the Smart Growth legislation language regarding a plan's Issues and Opportunities element; the general issues and opportunities identified during the development of this plan; a brief summary of demographic information and trends for Door County; the results of visioning meetings and exercises and the overall vision statement used to guide the development, adoption, and implementation of this plan; and a summary list of the plan's goals regarding all topics.

Chapters 3 through 10 provide information on the statutorily required plan elements, organized by the topics of historical and cultural resources, agricultural and natural resources, housing and economic development, transportation, utilities, community facilities, land use, and intergovernmental cooperation. Within each chapter, presented are: the exact Smart Growth legislation requirements for that topic area; issues and opportunities surrounding the topic, as identified during visioning and work group meetings; a brief overview of data/current conditions for that topic; and a vision statement specific to that topic. Also included in Chapter 9, Land Use, is discussion of the plan's future land use maps and of potential conflicts between existing and future land uses. Due to the overlapping and intertwined issues, opportunities, and goal and action item ideas that came from the work groups and others who participated in the development of the plan, all plan goals, objectives, and implementation action items, for all plan topics, are located together, in Chapter 11, Implementation. The chart of those items includes implementation agencies and timelines for each action item.

Please note that many Door County municipalities have completed and adopted their own comprehensive "Smart Growth" plans, or plan on doing so in the near future. Readers are strongly advised to refer to those municipal-level plans, as well as this plan. Those municipalities are:

- City of Sturgeon Bay*
- Village of Egg Harbor*
- Village of Ephraim*
- Village of Forestville*
- Village of Sister Bay*
- Town of Baileys Harbor
- Town of Brussels*
- Town of Clay Banks
- Town of Egg Harbor*
- Town of Gardner
- Town of Gibraltar
- Town of Liberty Grove
- Town of Nasewaupee
- Town of Sevastopol
- Town of Sturgeon Bay
- Town of Union*

** Per the Comprehensive Planning Law consistency requirements (as amended), these municipalities, due to the types of ordinances they are administering as of June 2009, are required to adopt a municipal-level Smart Growth plan by January 1, 2010.*

Note, too, that the Town of Jacksonport has adopted a town plan, although it deals only with land use issues.

The remaining municipalities in the county – the Towns of Forestville and Washington – have chosen to date to not develop municipal-level comprehensive or land use plans.

DESCRIPTION OF OVERALL PLANNING PROCESS AND PUBLIC PARTICIPATION

DOOR COUNTY COMPREHENSIVE PLAN DEVELOPMENT PROCESS

The Door County Planning Department (DCPD) and Door County Resource Planning Committee (RPC) are primarily responsible for the overall development of the county’s comprehensive plan in compliance with the requirements of the Smart Growth legislation. The DCPD coordinated its plan development process with the county’s nineteen municipalities of which some were not doing a municipal comprehensive plan, some had already adopted municipal-level plans, and some were at varying stages of their plan development.

Seven Door County municipalities – six towns and one village – adopted comprehensive plans in accordance with the Smart Growth legislation before the county plan was even begun. Another half-dozen or more municipalities were working on or adopted plans while the county plan was being developed. Some of the coordination issues involved in developing the county plan, therefore, were:

- Incorporation/recognition of completed municipal plans in the county plan. Planning staff:
 - Evaluated completed plans for contradictions between them.
 - Evaluated completed plans against products (vision statements and goals) emerging from the county process.
 - Looked for potential ordinance administration issues for towns in county zoning.
 - Analyzed and re-created, for county-level use, land use maps (i.e., developed overall land use map categories and explanations).
- Coordination with consultants/planners working in the municipalities in the midst of developing comprehensive plans. (Same activities as outlined above, as appropriate given the municipality’s stage of plan development.)
- Coordination with the municipalities not undertaking their own comprehensive plans (ensuring participation and input with regard to current and future land use maps, goal-setting, etc.).

In addition to coordinating with the nineteen municipalities, the development of this plan involved efforts from several different county departments and committees, and work groups comprised of local experts and residents. Following is a description of the primary participants and their responsibilities:

- **Door County Planning Department (DCPD)** – DCPD planners were responsible for researching and writing Volume II, the Resource Report; acted as facilitators, researchers, and writers for work group meetings and products; and acted as overall coordinators of the project and process, including communications, visioning and work group meetings, open houses, and public hearings. Planners also wrote Volume I, Vision and Goals, of the plan after the Resource Report, visioning, and goal-setting work items were completed. The DCPD Mapping Technician created all maps found in both volumes of the plan and worked with municipalities to develop the future land use maps.
- **UW-Extension** – UW-Extension staff provided some assistance in meeting facilitation.
- **Core Planning Committee (CPC)** – The county board-established ad-hoc CPC was advisory in nature, providing general guidance to the process and reviewing and approving DCPD work documents (e.g., public participation plan, element goals and actions, chapter drafts, vision statements and goals from work group efforts, etc.). The

CPC totaled 21 members, consisting of one representative from each local unit of government and two representatives from the Resource Planning Committee. Each municipality also had an officially designated alternate.

- **Work Groups** – The work groups – comprised of interested local residents and local, regional, and state agency representatives and experts – helped draft the individual element vision statements and goals, objectives, and action items for each element. Work groups were guided by the overall vision statement as approved by the CPC, element vision statements, information from Volume II, the Resource Report, and goals from completed municipal plans. Each of the six work groups met four times.
- **Resource Planning Committee (RPC)** – As oversight committee for the county Planning Department, the RPC oversaw creation and adoption – and will also oversee implementation – of the comprehensive plan. In addition to frequent updates on the progress of the plan’s development at regular business meetings, two RPC members participated in the CPC.
- **Door County Board of Supervisors** – The Board of Supervisors established the CPC to give overall guidance and ensure input from local municipalities as to the development of the county plan. Per state statute, the Board of Supervisors is responsible for the final adoption of a comprehensive plan.

Highlights of and the timeline for the process used for developing the comprehensive plan are outlined below.

- **Core Planning Committee (CPC)** – County Board resolution establishing the CPC (January 2007).
- **Public Participation Plan** – County Board resolution adopting the final/updated Door County Comprehensive Plan 2030 Public Participation Plan (April 2007; original draft was adopted in December 2005). Note that the Public Participation Plan, as well as a list of all persons involved in developing the plan, may be found on the Planning Department Web site.
- **Visioning Meetings** – Four visioning sessions between October 2006 and May 2007, in Washington Island, Baileys Harbor, Sturgeon Bay, and Forestville. Public input was gathered at these meetings regarding the county’s assets and vision for the future; ranking exercises were conducted on this input.
- **General Vision Statement** – CPC approval of the draft vision statement intended to guide the overall development of the plan and element work groups (August 2007). The draft vision statement was developed based on the responses given at the four countywide visioning sessions.
- **Inventory of Municipal Plans** – Planning staff completed an inventory of completed municipal plan goals in order to identify similarities and any potential conflicts. Summary goals were developed based on the specific municipal goals and incorporated into the county plan. (November 2007.)
- **Work Groups** – Six topical work groups held four meetings each between January and May 2008. The meetings entailed going over background information (county-level visioning documents, goals from completed municipal plans, and the Resource Report), participating in visioning exercises to aide staff in developing draft element vision statements, finalizing draft element vision statements, and developing draft countywide goals and action items. The work groups were organized to address the comprehensive plan element topics as follows:

Historical and Cultural Resources

- Agricultural and Natural Resources
 - Housing and Economic Development
 - Utilities & Community Facilities and Transportation (which typically broke into three smaller groups at the work group meetings)
 - Land Use
 - Intergovernmental Cooperation
- **Creation of 2007 (“Current”) Land Use Maps** – Created and finalized with 19 municipalities (late 2007 – 2009).
 - **CPC Finalization and Approval of Resource Report** – Final review and approval of the Resource Report – Plan Volume II – by the CPC (April 2009).
 - **CPC Finalization and Approval of Element Vision Statements and Goals and Future Land Use Maps** –
 - 16 of the 19 municipal future land use maps approved (April 2009).
 - Plan Volume I, Vision and Goals, and the Town of Sturgeon Bay’s future land use map approved. Also approved were the future land use maps yet to be submitted by the Town of Gardner and City of Sturgeon Bay for “conversion” into the county’s future land use map legend. (June 2009.)
 - **RPC Review and Sponsorship of Plan** – On July 23 and July 30, 2009, the RPC reviewed the version of the plan and accompanying maps referred to it by the CPC, made changes RPC members deemed appropriate, and then sponsored the plan for open house meetings and public hearing.
 - **Open House Meetings** – Four open house meetings were held in August of 2009: Washington Island, Baileys Harbor, Forestville, and Sturgeon Bay.
 - **Public hearing before RPC** – The hearing was held September 17, 2009. The RPC then held a business meeting on September 23, 2009, during which the committee passed a resolution recommending to the county board adoption of the plan.
 - **Adoption by County Board** – On October 27, 2009, the Door County Board of Supervisors held a public hearing regarding the Door County Comprehensive Plan 2030. A subsequent business meeting was held immediately following, at which the board adopted the plan as an ordinance.

CHAPTER 2: ISSUES AND OPPORTUNITIES

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(a), Wis. Stats., the Issues and Opportunities element of a comprehensive plan shall include “Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.”

GENERAL ISSUES AND OPPORTUNITIES

For planning purposes, an issue is typically defined as an internal weakness or an external threat that needs to be addressed, while an opportunity is an internal strength or an external trend that could be capitalized upon. The general issues and opportunities found below regarding Door County were identified by participants in the four countywide visioning meetings held in 2006-2007. (The issues and opportunities noted, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.) Note that lists summarizing the issues and opportunities identified during those meetings also can be found in Chapter 2 of the Resource Report.

OVERALL ISSUES AND OPPORTUNITIES IDENTIFIED BY VISIONING MEETING PARTICIPANTS

One overarching theme arising out of the visioning meetings was the topic of sustainability. Sustainability is often described as a “three-legged stool” comprised of the economy, the environment, and social systems. Achieving sustainability requires equal attention to and balance between all three areas – human needs and desires will be met, but in a manner that ensures preservation of the natural environment. Participants at visioning meetings identified the many socially and environmentally conscientious residents living in Door County as presenting a great resource in trying to make the county’s current economic, environmental, and social systems more sustainable.

One issue identified as posing a threat to achieving sustainability in Door County is the area’s nearly complete reliance on oil and other non-renewable or fossil fuel sources for its energy use. Note that this is not unique to the area, nor the fact that the county lacks the infrastructure to utilize renewable energy resources available to it, such as wind. However, the county’s significant renewable energy resources (primarily wind) presents a major opportunity for the development of such infrastructure, which could lead to less dependency on outside energy sources and potentially help to control costs.

As residents stated in visioning meetings, achieving sustainable growth in Door County also means that development needs to be balanced with the preservation of the area’s diverse and abundant natural and scenic resources, ensuring natural resource and habitat quality as well as recreational opportunities. This should be achieved through effective and efficient public and private land use management programs and ordinances. Door County already has a good base of protected lands to continue to enhance through future land protection and acquisition efforts. The county’s water resources are also still largely of exceptional quality, and can be further protected for continued usage by humans and wildlife and for scenic and recreational values.

While tourism, a major contributor to the county’s economy, depends on the county’s open space and natural beauty for its profitability, many residents believe it could also ultimately lead to a decrease in the quantity or quality of these natural assets. Tourism enhancement programs in

Door County, as in other areas, have traditionally focused only on increasing the number of visitors. Recently, however, in Door County and other areas, this focus is shifting to include recognition and work toward mitigation of tourism's potential impacts on natural resources, as well as promotion of "green" tourist activities. Tourism promotion in the county can become more sustainable by extending beyond traditional quantity-based programs into quality-based programs that focus on education and appreciation of the county's natural and cultural assets, which the Door County Visitor Bureau has already begun to initiate. The county's unique geology, including the Niagara Escarpment, already provides a base for some tourism activities and can be further promoted as part of an eco-tourism program. Additionally, the county has a wide variety of cultural and historical resources that can be used, expanded, or improved upon to support eco-tourism and educational programs for both tourists and residents.

Door County's economy is perceived to be out of balance, due to an increasing reliance on tourism, particularly in Northern Door. Tourism throughout the county is largely seasonal in nature and, therefore, typically comprised of lower-paying jobs without benefits. The Southern Door economy, on the other hand, is seen as somewhat more diverse economically, comprised of agriculture, some tourism, and some manufacturing, and its location also offers residents easier access to jobs outside the area such as in Green Bay and the Fox Valley. The economy in the Sturgeon Bay area is perceived to be more in balance, with a mix of tourism, nearby agriculture, and the majority of the county's manufacturing businesses. Additionally, the county is rich in non-metallic mineral resources, which will themselves continue to provide employment as well as the sand and gravel necessary for local municipal and construction uses.

A major economic development opportunity is that Door County has a relatively clean, safe, and beautiful environment, offering a high quality of living that can aid in attracting clean and green businesses. However, the county's lack of modern Internet technology infrastructure is perceived to be exacerbating the county's economic imbalance by preventing technology-reliant or -focused businesses that pay good wages from locating here. Public and private partners are currently exploring the establishment of high-speed Internet technology necessary to attract these and other types of businesses to the county.

Door County is increasingly viewed as less accessible to people of all incomes and ages, resulting in less economic, social, and cultural diversity. The lack of diversity in employment options in the county is perceived to be preventing young people from moving or staying here, with youth pursuing better job opportunities elsewhere. This issue, combined with housing costs that do not correlate with local incomes, is seen as keeping young people from living and raising families here. Increased economic development, though, may help spur more affordable/alternative housing initiatives. Establishing public/private programs that increase the supply of affordable housing, such as being currently explored by at least one local municipality, will likewise help to attract and keep young people in the area. The few alternative transportation options both within and to-and-from the county are also seen as contributing to accessibility problems. Transportation accessibility and options are, however, beginning to be addressed by the Door County Transportation Consortium, and could also be improved through greater community and government support for transportation initiatives.

Agriculture and its associated activities have long played important roles in the county's social and economic systems, but agriculture everywhere faces decreasing diversity. Fewer and fewer local, small family farms remain in operation, resulting in less food security, economic self-sufficiency, and rural character. Agriculture in Door County is most prevalent in the southern portion of the county, but it too is relatively limited in its diversity or threatened by various outside forces. While agriculture directly affects the county's economy, it is also closely intertwined with community character, ranked by residents at visioning meetings as one of the county's top assets

and a key piece of their future vision for the county. A struggling agricultural economy leaves rural land vulnerable to potentially sprawling new residential development, as agricultural operators are forced to sell land in order to support themselves or retire. This threatens the county's rural community character and aesthetically, economically, and environmentally valuable open space and scenic vistas. Additionally, the loss of agricultural areas to new development was identified as a threat to the small-town flavor of the county's town and village centers.

While in decline in recent years, Door County still has a diverse agricultural economy to preserve, presenting opportunities for local governments and the broader community to support local agriculture and the remaining family farms. Local programs and incentives could be established to make locally-grown food more accessible to residents. Maintaining a diverse agricultural economic base contributes significantly to preserving the county's beautiful scenery, open space, and rural/small-town character. Ensuring that new development is dense and contiguous to existing development will also help preserve these assets. Municipalities still have the opportunity to undertake long-range planning and design for town and village centers to help maintain the county's small-town character and sense of community.

Door County's community facilities were frequently mentioned at the visioning meetings as both top county assets and integral to the future of the county. Recreational facilities around the county's roughly 300 miles of coastal shoreline, plus lakes, streams, and wetlands, offer tourists and residents high-quality beaches, parks, fishing, and other recreation. Maintaining and improving the county's recreational infrastructure is essential to the long-term health of residents and to promoting more recreation-based tourism. A weakness identified in this area is that the county's trail system outside of our parks was characterized as very limited and increasingly difficult to acquire as the cost of land increases. The existing snowmobile trail system presents an opportunity, though, in that it has the potential to be expanded and developed into a multi-use trail system.

Other community facility issues identified at the visioning meetings include the county's school system, year-round cultural and educational activities, and an aging population. While the county has good school systems, several are faced with declining enrollment. Another perceived weakness is a lack of year-round cultural and educational opportunities for people of all ages, particularly in the tourism off-season. An opportunity exists in that the county already has strong cultural assets, including the arts, music, theatre, history, and architecture, which can grow into year-round education and economic development activities.

Finally, the county also faces an aging population that will greatly increase the demand for senior support and health care services. This presents potential opportunities, though, to establish medical-related facilities that would serve an aging population, as well as enhance both economic development and tourism. Public/private partnership opportunities to offer increased and better services for seniors should also arise. Other potential business opportunities may be created based on the county's increasing number of retirees, who will require more specialized services as they age.

Note Regarding Issues and Opportunities for Specific Plan Topics

In addition to the general issues and opportunities identified in visioning meetings and described above, the work group participants also identified specific issues and opportunities for each of the Smart Growth plan topics. These are provided in Chapters 3 – 10, and are based on work group participants' responses to two questions:

- Within the context of your preferred future vision for the county, what are the key issues we currently face with regard to this topic?

- Again, within the context of your preferred future vision, what opportunities are available to or should be pursued for the county with regard to this topic?

BRIEF OVERVIEW OF DATA/SUMMARY OF CURRENT CONDITIONS

Please refer to Chapters 2, 5, and 6 of Volume II of this plan for detailed demographic, housing, and employment information, as required by the Smart Growth legislation for the Issues and Opportunities element of the plan.

Door County's year-round population is estimated to have increased by over 7% – from 27,961 to 30,043 persons – between 2000 and 2007. The county's natural population increase (births minus deaths) was actually negative during these years, but positive net migration (the number of residents moving into the county minus those leaving) increased the population overall. Based on a growth trend population projection, Door County's population will grow to 38,317 people by 2030, increasing 37% from the 2000 Census population count of 27,961. Much of this growth is expected to also come from positive net migration as Door County continues to be a popular retirement destination. In addition to its year-round population, Door County has many seasonal residents (part-time) and tourists either visiting for a day or staying overnight in one of the many lodging or camping facilities. Though difficult to estimate, one study found the county's full-time equivalency population was between 20% and 161% higher, depending on the month, than the 2000 Census population count of 27,961 persons.

Door County's median age in 2000 was approximately 43 years, older than both the state and the nation. For the same year, the retirement age group (65+) was almost 19% of the county's population, while only 13% of the state's population. At the same time, county residents 19 and younger are decreasing as a proportion of the area's population. By the year 2010, the number of Door County residents aged 65 years and older is expected to surpass the number of residents aged 19 years and younger. By the year 2030, the number of residents 65 years and older is projected to grow by 130% from year 2000 levels, while the 19 and younger population is projected to decrease by 30% from year 2000 levels. This projected imbalance of a ballooning senior population and declining youth affects nearly all aspects of living and working in Door County, as identified by the work groups and outlined in the issues and opportunities sections of Chapters 3 – 10 in this volume.

GENERAL QUALITATIVE RESULTS OF COUNTYWIDE VISIONING MEETINGS

At each of the four countywide visioning meetings, participants first viewed a presentation with county-level demographic and other trend information. Following the presentation, attendees participated in two public input exercises. The first exercise dealt with the question: "What are Door County's greatest assets?" and the second with the question: "What words or phrases best capture your vision for Door County's future?" Below is a summary description of the responses given to these questions at these meetings, which were also reviewed, discussed, and refined at Core Planning Committee and work group meetings. A more detailed and quantitative analysis of the visioning meeting responses is provided in Volume II, Chapter 2, Issues and Opportunities. (Note: Actual meeting minutes and subsequent write-up materials analyzing results from the four meetings may be found on the Planning Department Web site, <http://map.co.door.wi.us/planning>, as can Core Planning Committee and work group meeting minutes and follow-up materials.)

DOOR COUNTY'S GREATEST ASSETS, IDENTIFIED BY VISIONING MEETING PARTICIPANTS

Participants at all four visioning meetings believe the county's greatest assets include its natural beauty, scenery, and plentiful open space, as well as the quantity and quality of its drinking water. Rural scenic beauty was mentioned frequently and described as being both natural and pastoral in character, including farmland and buildings. The abundance of surface water, parks, and

wildlife habitats greatly contributes to the county's natural beauty, as well as providing the resources for a variety of recreational opportunities. Public recreational infrastructure, providing access to these areas for a variety of activities, is believed to be equally valuable.

Cultural and historical assets, including the arts, music theatre, galleries, maritime history and features, and other historical features are highly valued and contribute to making the county unique, especially in the northern part of the county. Washington Island was described as a unique destination, as both part of a peninsula and an island, with an indescribable "island mystique." It is also valued for its small-town flavor, peaceful lifestyle, and fellowship of community where people are generally supportive and close-knit. Southern Door was described as unique in that rural areas have remained in agriculture and people are able to make a living through agriculture.

VISIONING MEETING EXERCISE RESULTS REGARDING DOOR COUNTY'S FUTURE

A common theme among all four meetings regarding a vision for the county's future was achieving a diverse natural and human community that balances human needs/wants with environmental needs. Specifically mentioned issues critical to achieving this goal are economic self-sufficiency, affordable housing, controlled and balanced development, and maintaining rural character. Other generally agreed upon themes are to maintain a place to live that offers beauty, convenience, safety, and tranquility; creating a sense of place through a balance between growth and preservation of the county's natural and cultural resources; and long-range planning and "design" for town and village centers.

Increased employment opportunities in tandem with affordable housing in order to retain the county's youth and to attract young families were identified as critically important components of the county's future. Preserving agriculture was cited as critical to both the economy and protecting rural character, particularly for the central and southern Door areas where it is still prevalent. Diverse and wide-spread agricultural activity helps to keep agricultural areas as rural and supports planning efforts for new development to be dense and contiguous to existing development in order to preserve open space.

Widely envisioned for Door County are more renewable energy resources for its electricity and transportation needs. Improvements in public transportation both within and to-and-from the county could be achieved through a countywide and regional transportation system. A countywide transportation system was described as user-friendly for motorists, bicyclists, and pedestrians, as well as scenic, with green screening/buffers of development along highways. Also envisioned for Door County's future is a comprehensive health care system with health care education to promote the long-term wellness of all. Medical-related facilities, to serve as both tourism-enhancement and economic development tools, were also identified as potentially valuable additions to the county's future. In addition, there will be increased/better support services for the elderly and more workshops/educational seminars, particularly in the off-season, available to both residents and tourists.

GENERAL VISION STATEMENT

In order to provide overall guidance to the planning effort – particularly to the CPC and work group members helping to develop element vision statements and goals – DCPD staff members created a draft vision statement based on the visioning meeting work described above. The CPC reviewed and approved the draft vision statement in August of 2007. The final version, approved upon plan adoption and changed very little from the original 2007 version approved by the CPC, may be found below. Note that specific, individual topic vision statements were also drafted based on work group participants' responses to the question: "What words or phrases best

capture your preferred future vision for the county with regard to this work group's designated topics?" These topic-level vision statements can be found in Chapters 3 – 10 of this document.

VISION STATEMENT FOR DOOR COUNTY

In the year 2030, Door County has an exceptional quality of life preserved for both present and future generations through a sustainable balance between its economic activities, the preservation of its natural environment, and its social systems. The county's beautiful scenery and rural character are maintained through both public and private preservation of large areas of undeveloped natural and pastoral open space. People are making a living through agriculture, thus keeping rural areas in agricultural use and preserving rural character at the same time. Public access to and recreational opportunities utilizing green space and the water are diverse and widespread.

Door County residents and visitors value and protect the county's natural resources for the long-term enjoyment of all and continue to responsibly realize their economic benefits. Tourism is recognized as dependent on the health of the natural environment; tourism programs are sustainable and include education about preserving the county's unique natural and cultural landscape. Ground and surface water quality are continually monitored and maintained for use as drinking water and enhanced recreational opportunities. Renewable energy resources are promoted and used whenever possible as the county strives to become less dependent on outside energy sources. New development is aesthetically and ecologically sensitive, occurring contiguous to existing development and with minimal harm to the natural environment.

Door County is a diverse place with a wide range of year-round housing, employment, and transportation options that are accessible to people of all ages and incomes. Both non-profit and for-profit ventures capitalize on the depth and breadth of our residents' knowledge and social consciences for advancement of the arts, education, health care, and research that promotes the long-term wellness of all. Through public and private partnerships, health care and support services for senior residents are widely available. High-quality educational programs, both formal and in-formal, and cultural activities are also available year-round to people of all ages.

SUMMARY LIST OF PLAN GOALS

Work group participants first identified their collective future vision and issues and opportunities related to the plan topic(s) they were addressing. They then spent their remaining meetings discussing potential strategies or action items that might be employed to address the issues or take advantage of the opportunities they had identified. Planning Department staff took those vision statements, issues, opportunities, strategies, and action items and reorganized them as goals, objectives, and action items, which were then reviewed and approved by the Core Planning Committee and ultimately finalized and adopted by the Resource Planning Committee and County Board. The final goals, objectives, and action items agreed upon and adopted for the Door County Comprehensive Plan 2030 may be found in Chapter 11. Below are the overall goals of the Door County plan.

- GOAL 1:** Improve communication and knowledge between all levels of government and residents, and support or initiate cooperative efforts on issues requiring multi-jurisdictional coordination.
- GOAL 2:** Establish or enhance local education and coordination efforts regarding agricultural preservation and natural resource protection.
- GOAL 3:** Protect lakes, rivers, streams, wetlands, steep slopes, wildlife habitat, and other natural features.
- GOAL 4:** Protect and enhance the county's surface and ground water quality.

- GOAL 5:** Preserve existing agriculture and promote more sustainable agricultural operations, providing local food sources to serve present and future generations.
- GOAL 6:** Engage public and private agencies in joint planning efforts to acquire, maintain, and improve public recreation infrastructure in order to provide adequate and safe public recreation space.
- GOAL 7:** Maintain, preserve, and enhance the community’s rural atmosphere and agricultural heritage.
- GOAL 8:** Preserve historic sites and character.
- GOAL 9:** Develop and support cultural and historical festivals, events, and activities and increased membership/participation levels for cultural and historical organizations.
- GOAL 10:** Provide a variety of quality affordable housing and economic opportunities for the current and future population.
- GOAL 11:** Expand strong existing industries and businesses in the county, while promoting new industries, trends, and economic development implementation ideas that fit Door County.
- GOAL 12:** Develop, maintain, and up-grade utilities, community facilities, and services in an efficient, coordinated, and cost-effective manner to service the current and future *needs of the community’s residential and commercial uses*.
- GOAL 13:** Develop a transportation system that is safe, economical, efficient, integrated, inter-modal, and interconnected, and adaptable to changes in demand and technology at the lowest possible environmental and social cost.

CHAPTER 3: HISTORICAL AND CULTURAL RESOURCES

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(e), Wis. Stats., the Agricultural, Natural, and Cultural Resources element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.” (Note that s. 295.20(2), Wis. Stats., outlines a property owner’s right to register and potentially later extract nonmetallic mineral resources, as well as how those rights may be protected from changes in planning or zoning designations.)

Note: This chapter will address the historic and cultural resource aspects of these statutory requirements, while Chapter 4 will address the agricultural and natural resource aspects.

HISTORIC AND CULTURAL RESOURCES ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Some local municipalities are struggling to garner support for municipal-level historic preservation efforts.
2. Lack of education and regulation regarding historic buildings
 - Tearing down old buildings that could/should be saved or moved
 - Historically inappropriate renovations/additions to old buildings
 - No design standards for new buildings (especially commercial)
 - Lack of nostalgia (“outside” developers, younger generation) for how we used to be/look
3. Uncertain support for cultural activities
 - Major supporters of the arts are aging, moving away, or cutting back support
 - Wealth or even inclination to support or patronize not there with upcoming generation
 - Losing/not attracting young people (housing and job issues) – need people to cultivate
 - Demands for year-round cultural opportunities, being more of a year-round destination
 - Can requests be fulfilled? Would people attend? (Attendance problem now, especially in winter.)
 - Is it feasible or desirable for the county to be more of a year-round destination?
 - Geography of county and arts/cultural event attendance – can’t get people up north to drive down to Sturgeon Bay/south and vice-versa
4. Competition between non-profits for funding and a general lack of coordination
 - Number of non-profits increasing – efforts not always coordinated/aware of other efforts
 - Decreasing government dollars for arts, culture, etc.
 - People need to be thinking more about the big picture

- Partnering
 - New programs
 - County-wide marketing/programs
 - Arts education “system”
5. Changing trends affecting long-term ties with the county – Door County’s market overall is aging and up-coming generation vacations differently
 - Families now don’t seem to come here as much as families did previously
 - Door County seen as a place with little for kids to do
 - Parents used to decide where they wanted to vacation; now, parents seem to pick vacations based on things they think their kids will like
 - Families don’t “repeat” vacations like they used to – world is “smaller”
 6. We need on-going outreach to municipal officials to make sure they become more involved in local historical and arts non-profits.
 7. Business owners and artists may need to feel a responsibility to the community in terms of how development looks, how we’re marketing ourselves (the “message”), working cooperatively.

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Increasing demand for more year-round cultural activities
2. Strong existing non-profits can be cultivated to branch out into new activities and/or used as models/support for other non-profits
 - Door County Community Foundation establishment
 - Birch Creek expansion
 - Bjorklunden expansion
 - Crossroads and Peninsula School of Art – both successful/expanding; offering more activities for families
3. Recent interest from municipal officials in design/historic preservation ordinances/standards
4. Tourism is still a major economic engine, compared to many other areas
5. County has taken a step towards fiber optic installation through issuance of an RFP
 - Possible partnerships with outside agencies (Film Wisconsin project, UW-Stout)

SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 3 of Volume II, Resource Report, of this plan for detailed information on historic and cultural resources, as required by the Smart Growth legislation for the Agricultural, Natural, and Cultural Resources element of the plan.

A variety of associations and organizations exist in Door County dedicated to preserving and enhancing the county’s diverse historical and cultural heritage. Surrounded by water, Door County has a unique maritime history evident in the county’s museums, lighthouses, and shipwrecks. Many maritime-related and other archaeological and historical sites are listed on both the national and state historic registries; 62 sites in Door County are on the state register, 59 of which are also on the national register. Additionally, many other buildings, structures, and objects

not listed on these registries have been recorded by several studies and inventories conducted at both the state and local levels.

Cultural resources in the county are abundant and open to the public in large part due to the many arts and humanities associations, private businesses, and other agencies that operate schools, galleries and studios, theater groups, performing arts centers, and festivals. A variety of indoor and outdoor spaces are utilized by both local and non-local artisans and performers to showcase original works of art. In addition to creating and viewing original work, there is also a breadth of educational opportunities for people of all ages to learn about the natural environment, art, folk art, dance, drama, history, horticulture, literature, and many other topics. Lastly, there are several private wineries, breweries, and cooking schools contributing to the culinary culture of the county.

HISTORIC AND CULTURAL RESOURCES VISION STATEMENT

In the year 2030, Door County's numerous cultural resources – including the arts, historical resources, and those natural and agricultural resources key to the county's cultural identity – are being actively maintained and preserved, with the work of cultural organizations supported by county-wide networks. The county's cultural offerings and arts industry are thriving, supported by community residents and visitors of all ages through donations of time and funding as well as patronage. Door County's historical resources – buildings and other sites and structures, museums, and landscapes – have been identified for maintenance and preservation; efforts are coordinated and supported by an array of community-driven financial and educational resources. The county has established a system offering education, guidance, and support for local historic preservation and design boards. Historic preservation and other ordinances and standards preserve historic structures and provide for attractive new development through design standards – particularly for commercial buildings, signage, and parking – and by strictly limiting and beautifying highway corridor development.

CHAPTER 4: AGRICULTURAL AND NATURAL RESOURCES

SMART GROWTH LEGISLATION REQUIREMENTS

As noted above in Chapter 3, per s. 66.1001(2)(e), Wis. Stats., the Agricultural, Natural, and Cultural Resources element of a plan shall contain “A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.” (Note that s. 295.20(2), Wis. Stats., outlines a property owner’s right to register and potentially later extract nonmetallic mineral resources, as well as how those rights may be protected from changes in planning or zoning designations.)

Note: This chapter will address the agricultural and natural resource aspects of these statutory requirements; Chapter 3 addressed the historical and cultural resource aspects.

AGRICULTURAL AND NATURAL RESOURCES ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Agricultural advocacy groups and natural resource protection groups don’t always realize that their resources are intertwined, facing similar issues – need to combine/coordinate efforts
2. General agricultural issues:
 - Consolidation of farms
 - Due to increasing costs, pressures
 - Younger generation doesn’t want to take over
 - Large farm operations with unsound practices can impact thousands of acres of land and many people
 - Dairying decreasing dramatically in northern Door, both in number of farms and number of animals
 - People move into agricultural area, then complain about practices, especially re: manure and animals
 - Need to educate people about where and how food is produced
 - Most grocery stores and restaurants don’t want to deal with small farmer/producer; they want large truck loads of perfect-looking product
 - Local economy needs to demand: “We want this here” in order for local produce to be carried
3. Development/financial pressures on agricultural and natural resource land
 - Southern Door, due to highway 57 expansion:
 - Potential for sprawl from Green Bay
 - Potential for heavy development
 - Potential loss of more agricultural land
 - Financial issues causing people, especially farmers, to sell forest land

- Forest land is now taxed as recreational land, if not enrolled in Managed Forest Law program
 - Land is retirement income for many
 - Risks for farming far too big, particularly for the small farmer
 - 1 acre of corn costs \$500 dollars to plant (this year) and returns will be \$600 - \$650
 - Weather risks – 2007’s lack of rain, for example
 - Dropping enrollment in Managed Forest Law program
 - Managed Forest Law program not as good a deal for property owners as it used to be – not much, if any, financial incentive to enroll or remain enrolled
 - Until a few years ago, Door County had roughly 20,000 acres enrolled in the MFL program(s) for roughly 20 years
 - Decreasing now – more land is being withdrawn than enrolled annually
 - People pulling out of contracts before they are up – \$ “penalty” is nothing to developer
4. Improper management and fragmentation of agricultural and forest land
- Need 100+ acre blocks to preserve real beauty of open space (ag. land, forested, etc.)
 - Agricultural land being sold off in pieces, fragmented
 - Development doesn’t look good, either – long driveways, utility poles and lines, homes scattered
 - Lots turn into weed patches, possibly contributing to invasive species problems
 - Property owners with 10-20 acres sometimes look for farmers to rent “excess” land to, who usually grow hay. Property owner gets lower taxes but no one else (including the farmer) really benefits.
 - Forest lands also being partitioned and developed
 - Large chunks of forest, especially in northern Door, converting to residential
 - Upland/hardwood forest particularly threatened
 - Lots created and sold are often not maintained with sound forestry practices
 - Forest management perceived as a negative word.
5. Regulatory issues
- Forestry uses (syrup production, etc.) need to be seen as “agricultural” (zoning, tax credit purposes)
 - Zoning ordinance regulations re: clear-cutting: 1) do they really prevent clear-cutting? and 2) do they work with DNR/managed forest regulations?
 - Although we say we want local products, we make it difficult for farmers to be profitable:
 - Agricultural operations limited in what they can process, advertise, and sell on-site
 - Processing facilities (like certified kitchens) not allowed on most agriculturally zoned properties, and can also be difficult to establish due to state regulations
 - And, if operations were allowed, employees would be required (job creation, a good thing), but there’s no affordable housing available
 - Large-lot agricultural zoning (10, 20 acres) promotes large “estate” land ownership, fragments agricultural lands – we’re gobbling up more agricultural land/open space than small lot requirements

- Town plan implementation in the county – many towns are looking at (or have already established) larger parcel sizes in interior areas and are also decreasing density for “downtown” areas – more agricultural and natural resource land will be lost/developed
- Conservation subdivisions would help conserve land
 - May not sell well to buyers
 - Only 1-2 have been done in county
 - Current regulations (public hearing) inhibit developers – need to re-do county regulations
 - Create incentives to use, or mandate their use in some areas?
 - Can use shared wells and septic, helping protect water quality
- Some economic issues regarding agricultural land have to be dealt with at the state/federal level
- Wisconsin DATCP and DNR – limited staff, funds to help ensure viability of agriculture and protection of natural resources from agriculture
- Siting regulations
 - State rules regarding large animal unit operations
 - Orchards (use of pesticides, etc.) – will or should siting of orchards be regulated?

6. Water quality/protection

- People are pointing fingers at agricultural uses due to increasing awareness of groundwater issues, blaming farmers for their water quality problems
- Large volumes of manure spread over land impacts the groundwater; how much impact depends partly on the weather
- Nutrient management plans are not being followed by some farmers
 - Time/effort/cost to do so, timing issues due to weather dictating farmer’s schedule – they aren’t necessarily ignoring plans because they want to purposefully engage in bad practices
 - DNR management and enforcement is lacking
 - State has put a lot of resources into the program but have not gotten much in return
- City/county plan coordination, especially with regard to well re-charge areas for the city’s wells
 - Need to coordinate with Sevastopol, too – some re-charge areas slated for commercial development
- Improper siting, installation, maintenance of sewage/private septic systems are endangering groundwater quality

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Education/awareness starting to increase re: issues such as groundwater protection, land fragmentation

2. Most farmers are much more “up to speed” with regard to sound practices, due to SWCD programs, etc.
3. Larger farm(er)s might be more responsible regarding the environment, because they are more regulated; also, they are often owned by extended families which have built-in succession
4. Southern Door farmland going on the market is mostly being purchased by other farmers
 - Hiring people, keeping open space
 - Many are renting out land to other farmers rather than selling it
5. State and regional programs/projects/initiatives
 - State Working Lands Initiative – maybe results/implementation will help
 - Dairy Gateway Project – could follow model to establish something similar in Door County
 - Great Lakes Compact may help us protect Lake Michigan
 - Influence the state to shift support to smaller farmers, including marketing local foods (some support now for value-added activities and diversification)
6. “Buy local” movement
 - Rising fuel costs may have positive impact on sales of locally produced food; food items in a typical grocery store travels an average of 1,500 miles
 - Local economy/purchasing power can dictate that they want local produce in the stores
 - 100-mile diet challenge in Door County this year will bring publicity to this issue
 - Large seasonal population here means growers don’t have to ship their product long distances – people are already coming here and many will buy local products

BRIEF OVERVIEW OF DATA/SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 4 of Volume II, Resource Report, of this plan for detailed information on agricultural and natural resources, as required by the Smart Growth legislation for the Agricultural, Natural, and Cultural Resources element of the plan.

Door County’s unique climate, geology, topography, soils, and hydrology serve as the foundation for the county’s agricultural and natural resource activities. Its temperate climate and rocky soils have played a large role in the past success of the county’s apple and cherry industries. However, in more recent years, both the number and size of orchards have significantly decreased, mostly due to external economic forces. Overall, the number of farms in Door County, including orchards and other types of farming, has been in decline, with losses occurring in the number of mid-size farms. Between 1987 and 2002, the number of large farms (500+ acres in size) and small farms or “hobby” farms (less than 50 acres in size) has increased, while the number of farms 50 – 499 acres in size has declined. The number of hobby farms has gone up partly due to niche agriculture in the areas of organic and sustainable farming, market farms, and the production of landscaping trees and plants. Despite increased activity in some areas of agriculture, the conversion of agricultural land to non-agricultural use in Door County exceeds regional and state averages and has coincided with the growing seasonal and year-round population, particularly in the northern part of the county. Countywide, agriculture is still largely prevalent in Southern Door and somewhat prevalent in the central part of the county. Both agricultural and developed lands contribute to runoff pollution that negatively impacts both surface and ground water. The fractured bedrock and shallow soils that exist in Door County leaves the ground water particularly susceptible to runoff and other types of pollution. The county’s surface water, including Lake Michigan and interior waterbodies, are also at risk as runoff pollution, E. Coli contamination, algae/cladophora, and water diversion all threaten both the quality and quantity of these waters. Many federal, state, and local regulations are in place in

order to protect these water resources, but certain agricultural practices and new development pose a continuing threat. Other natural features that provide transition between land and water, including areas such as floodplain, shoreland, and wetlands, are critically important to the health of ground and surface water and are also protected by a variety of regulations at all levels of government. Together, Door County's waters, wetlands, woodlands, and other natural areas make up ecosystems that provide important and irreplaceable habitat for wildlife species, including many rare natural communities and species that thrive here. Human interaction with these ecological communities threatens both the existence and quality of many of these habitats. A variety of federal, state, and local planning and protection initiatives are currently working towards protecting the remaining ecologically significant areas in the county.

AGRICULTURAL AND NATURAL RESOURCES VISION STATEMENT

In Door County in the year 2030, residents and visitors alike share a deep respect and appreciation of the county's unique biological, geological, and topographical diversity. They view themselves as part of the natural community within which they live, work, and play, and participate in individual and organizational efforts to protect the county's significant ecosystems, water resources, shoreline areas, Niagara Escarpment, and other important natural features. Residents and visitors understand how their activities affect the county's water resources – particularly Lake Michigan and Green Bay – and vice-versa, and recognize those resources as important to themselves, the county, and the state for environmental, economic, and health reasons.

Large, contiguous areas of critical agricultural and natural resource lands, including forested lands and those housing biologically diverse communities, are being preserved and maintained by private and public landowners, providing environmental as well as economic and other benefits to residents and visitors. Proper management of these lands is accomplished through a variety of means, including education and economic incentives, with natural resource protection and agricultural advocacy organizations working together to address the challenges they face in their preservation efforts. Agricultural operations and associated business activities are thriving economically, enthusiastically supported by county residents, visitors, and businesses, who understand the importance of buying locally-produced products.

CHAPTER 5: HOUSING AND ECONOMIC DEVELOPMENT

SMART GROWTH LEGISLATION REQUIREMENTS

Note: This chapter will address both the housing and economic development requirements of the state statutes for comprehensive plans.

Per s. 66.1001(2)(b), Wis. Stats., the Housing element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.”

Per s. 66.1001(2)(f), Wis. Stats., the Economic Development element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit’s strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.”

HOUSING AND ECONOMIC DEVELOPMENT ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. General issues

- Youth are not involved in this (or other) planning processes. Is our vision shared by young people?
- We are not pursuing bonding power and other funding sources available to subsidize plans and ideas
- Land is too expensive for most people, especially in northern Door
- Increased fuel (transportation) costs
- Lack of air transportation to get here
- Geology of county and water quality will (or should) affect increasing population and tourism levels, housing and economic development activities that can be established
- Technology infrastructure can’t support tech (or tech-dependent) jobs
- Dual career couples – hard to find two jobs here even if a couple wants to move here
- Good quality health-care – affordability issue (many jobs here don’t offer benefits)

- Zoning/financial obstacles to development of different types of housing, new businesses
2. Workforce readiness/availability
- Workforce is getting older, not being replaced – true for tourism, agriculture, and manufacturing
 - We're not keeping enough high school (or bringing back other) graduates in (to) the county
 - People are not being trained for the jobs that are out there
 - There are job openings in all levels in the county, particularly in manufacturing
 - Is training at NWTC furthering our economic development goals? For example, NWTC does not provide training in business planning, entrepreneurship, or marketing. (Note: DCEDC does.)
 - Basic job skills are lacking in northeast WI generally (and probably other areas of state, country).
 - Employers report that many young people want to work but lack fundamental skills such as:
 - knowing how to dress properly for work
 - punctuality/timeliness
 - attendance
 - a general sense of responsibility
 - Note: Bay Area Work Force Development is developing a pilot program in northeast Wisconsin to improve these skills, and Door County Job Center already offers some training locally to develop these skills.
3. Tourism industry
- Is there enough for tourists to do here for longer and/or winter visits?
 - Weather is an uncontrollable threat to tourism, year-round
 - Extending the season might be difficult
 - Maybe need more indoor activities in winter
 - Indoor ice arena could be big draw (hockey leagues, etc.)
4. Housing issues
- Lack of housing options for senior residents
 - \$95 - \$100,000 is affordable range, given Door County's workers' incomes, but few houses are available in that range (especially in northern Door)
 - Lack of affordable housing affects:
 - economic well-being of residents (spending huge chunk of income on housing)
 - employers' ability to get/keep workers
 - school population (young families leaving)
 - workforce supply (young families leaving)
 - Land too expensive unless donated or significantly discounted
 - Habitat for Humanity has not constructed any homes north of Institute since 2001
 - Larger inland homes are sitting on the market for a very long time
 - Trend (mostly by non-residents) is to build huge homes
 - Perpetuates perception that Door County is comprised of wealthy people
 - Not affordable/not easy to re-use or sell (unless on water)
 - No real regulations to limit size
 - Environmentally unfriendly

5. Regulatory issues

- Zoning regulations impede provision of affordable housing and some economic development options
- Several municipalities in the county have or are petitioning to decrease multi-family density allowances
- Some municipalities are petitioning for larger lot sizes (sometimes the same that are petitioning for decreased multi-family density allowances)
- Education/attitudes
- We don't really think of ourselves as a county. Distinct economic engines drive different areas of the county, plus individual (and municipal) agendas, interests.
- County board turnover – and committees re-hash the same issues every time there is a new member
- Follow-through on issues – often doesn't happen
- Many objections – often primarily to looks of – multi-family housing, but this is one of more affordable ways to provide workforce housing
- We – the county and local municipalities – need to subsidize affordable housing

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. We have local resources we could tap into, enhance, or market more effectively:
 - Arts/cultural offerings
 - Lots of educated, wealthy retirees – give them equity/entrepreneur investment opportunities
 - Airport(s) are an underutilized resource, particularly coming into Sturgeon Bay
 - Door County could be a place for meetings/conferences.
 - Air transportation can sustain and grow business – bring business people here for conferences.
 - DCVB has hired someone to work doing group sales.
2. Other areas have tackled these problems – learn from them
 - Other states offer tax credits/incentives for developers to build affordable housing
 - Municipalities in other areas subsidize the land for affordable housing
3. State/national opportunities
 - Unused bonding power(s), state and federal grants not being pursued
 - Housing starts for homes with small square footages (1,200 to 1,500 range) are level or even
 - Interest in eco-tourism – Door County has lots of activities to offer
 - Tech industry (or tech dependency) is increasing nationally; when we have good telecommunications, could grow those industries here
 - Vastly increased transportation costs will create a market for locally produced supplies
 - Health care industry – growing nationally, good opportunity to expand here due to aging population

BRIEF OVERVIEW OF DATA/SUMMARY OF CURRENT CONDITIONS

Please refer to Chapters 5 and 6 of Volume II, Resource Report, of this plan for detailed housing and economic development information, as required by the Smart Growth legislation for the Housing and Economic Development elements of the plan.

HOUSING

In 2000, Door County had 19,587 housing units, with approximately 60% of those classified as occupied (usual place of residence) and 40% classified as vacant (i.e., an occasional/seasonal residence). Compared to the state's 90% occupancy rate, Door County has an extremely high proportion of seasonal residences, with vacancy rates as high as 79% in the far northern part of the county. Home values are also significantly higher in Door County than in neighboring counties and the state when comparing Census median home values. In addition, 2007 Multiple Listing Service (MLS) values comparing areas within Door County show median housing values to be much higher in Northern Door than in the rest of the county. However, home affordability for year-round residents was seen as a countywide issue throughout the visioning meetings. Based on the county's median household income, the percentage of monthly income necessary to afford a median priced home in Northern Door, City of Sturgeon Bay, and Southern Door is 53%, 34%, and 31%, respectively. Additionally, rental housing costs for a two-bedroom apartment has been estimated to be unaffordable for 43% of the households renting in Door County in 2008.

While housing affordability will be an on-going issue in Door County, the availability of land for new housing units will not be an issue. The Wisconsin Department of Administration estimated a total of 22,265 housing units in Door County in 2007. Based on the growth trend population projection discussed in the Issues and Opportunities chapters in both volumes of this plan, the number of housing units in Door County in 2030 is projected to be 28,383, an increase of 6,118 (27%) new housing units from 2007. An analysis of existing vacant and minimally developed property assessed for residential purposes shows that there is more than sufficient land to accommodate these housing units, taking into account both the probable number of parcels and acreage per unit needed. Nearly three-quarters of the vacant and minimally developed parcels are in Northern Door, however, much of the county's projected population growth is expected to be the result of in-migration, mostly consisting of retirees moving to the northern portion of the county.

ECONOMIC DEVELOPMENT

Door County's economy is largely comprised of the agriculture, manufacturing, and tourism industries. With the county's heavy reliance on tourism, leisure and hospitality jobs rank first in total number of jobs at 22%, but these employees earn far less than workers in other industries. Trade, transportation, and utilities jobs, including retail trade, make up 17% of the total jobs in Door County, but these also tend to be lower paying positions. Higher-paying jobs in manufacturing, including shipbuilding, comprise 17% of the total number of jobs in the county. Economic development plans for the northeast Wisconsin region and Door County project that health care will be a major growth industry, producing more jobs that pay wages commensurate to manufacturing wages. Door County is also slated to grow its marine service businesses, building off of the existing shipbuilding cluster.

Average annual wages paid to Door County workers in all industries, except leisure and hospitality, were less than the state's average. This is reflected in the median earnings data – wages, salaries, and self-employment income – for Door County, which was less than neighboring counties and the state. The county's average median household income, which includes both earned and non-earned income, was also less than neighboring counties and the state. However, Door County's per capita personal income, which also includes both earned and non-earned income, was significantly higher than these same areas. This high per capita income,

in comparison to the low median household income and earnings data, indicates that a much smaller proportion of households are accounting for the bulk of the wealth in Door County than in other areas. In addition to low wages, other labor and economic development challenges include the seasonal tourism cycle, an aging population, and the lack of a modern physical and business infrastructure, particularly with regard to high-speed internet. Economic development activities designed to address these specific issues are focusing on the development of the county's infrastructure, new and existing businesses, and workforce, and also increasing community cash flow.

HOUSING AND ECONOMIC DEVELOPMENT VISION STATEMENT

In the year 2030, persons of all ages and income levels are living and working in Door County, involved in local, community-level activities but aware of their connection to the global environment. Housing and economic development activities are socially and environmentally responsible, supporting community-wide efforts to be as self-reliant as possible, with homes and businesses countywide served by a variety of transportation options and quality, high-speed telecommunications infrastructure. Housing options include affordable, mixed types in areas close to schools and services, with options for senior residents that help them maintain their homes and independence for as long as possible.

Economic development efforts seek to further creation of jobs that pay a living wage and offer benefits, attracting and retaining young workers and families to the area. Many of the county's well-educated, retired residents are in their "second careers," investing in local entrepreneurial efforts and energizing/mentoring the youth in the county. The area's manufacturing sector is strong, particularly the shipbuilding industry and its related service/support businesses. Local agricultural and orchard operations are thriving, supported by residents, business owners, and visitors eager to purchase locally-grown products. The tourism industry is strong; successful efforts to lengthen the county's "season" have enabled many tourism-focused businesses to maintain operations year-round.

CHAPTER 6: UTILITIES

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(d), Wis. Stats., the Utilities and Community Facilities element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.”

Note: This chapter will address the utility aspects of these statutory requirements, while Chapter 7 will address the community facility aspects.

UTILITIES ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Inadequate access in many areas of the county
 - Internet
 - Phone (cell service coverage; land-line redundancy; land lines are aged and therefore poorly insulated)
 - Power service back-up
 - Public sewer
 - Public water
2. Need more local and state-level staff/time/money to maintain or improve/enhance existing programs, regulations, education
 - Wells/water quality/testing
 - Private septic systems
 - Clean sweep programs
 - Recycling
 - Aging infrastructure
3. Lack of consistency/coordination/cooperation/agreement between municipalities or between government agencies
 - Garbage and recycling
 - Connection between zoning and land qualities (soil type and depth, water quality, etc.)
 - Criteria for extension of services (sewer and water)
4. Lack of recycling/proper disposal practices for toxic materials like coolants, etc. (auto/machine/boat repair shops, etc.)
5. Lack of understanding and awareness among general public re: many of these issues

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Educational opportunities – awareness is already increasing
 - Recent highly-publicized water quality/septic system problems
 - Knowledgeable people/contacts/resources in the county – planning meetings are providing people/agencies/local governments with new resources/knowledge
 - Government cooperation
2. Recently, there seems to be a willingness/desire to address some of these issues
 - Private citizens getting involved now, not just government
 - Awareness of telecommunications issues – willingness to do something now
 - More awareness now re: renewable energy – the new county wind energy ordinance, for example
 - Conservation is or will increase due to increasing utility rates
3. Extensive renewable energy resource available (wind) – can also provide money to municipalities, too; could use that money to address other issues (utilities or other)

BRIEF OVERVIEW OF DATA/SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 8 of Volume II of this plan for detailed information regarding utilities, as required by the Smart Growth legislation for the Utilities and Community Facilities element of the plan.

Utilities in Door County include municipal wastewater treatment (sewer) systems; private on-site wastewater treatment systems (POWTS); water supply systems; storm water management systems; electric service; natural gas and other types of heating fuels; renewable energy; and telecommunications. There are ten municipal wastewater treatment facilities in the county that serve approximately one-third of all housing units; POWTS serve the other two-thirds. All of the county's drinking water supply comes from the ground: three areas in the county are served by municipal water systems, providing water for less than one-third of all households, while private wells serve the other two-thirds. Stormwater management systems are designed to protect both the county's ground and surface waters by properly managing runoff.

The state has set a goal of 25% of its electricity and transportation fuels to come from renewable energy sources by 2025. Non-renewable energy sources provide the vast majority of Door County's power and heating supply, including coal and nuclear powered electricity and natural gas. Renewable energy programs for electricity to homes and businesses are available through both local and regional providers, for small up-charges. Broader initiatives at the state level are in place to help reach the 25% goal through financial incentives for private renewable energy projects and voluntary agreements between the state and local units of government. Local initiatives to generate renewable energy are currently focused on harnessing the county's exceptional wind power.

UTILITIES VISION STATEMENT

In the year 2030, Door County and its municipalities continue to work toward sustainability, high levels of service and standards, and long-term environmental protection with regard to sanitary sewer service systems, on-site wastewater treatment systems, storm water management, water supply systems, solid waste and recycling disposal, telecommunications facilities, and power

generation. Policies and standards support public health, connectivity and coordination of utilities and facilities, conservation of natural resources, and conservation and efficient use of energy.

Specifically, residents, visitors, and businesses as well as regulatory agencies operating in the county are:

- minimizing waste streams;
- held to a high level of maintenance, particular with regard to protection of water quality;
- striving to achieve long-term water quality;
- expanding and improving utilities as possible, particularly with regard to infill;
- working to ensure back-up sources for power, phone;
- continuing to expand use of and opportunities to establish renewable and alternative energy services;
- offering on-going public education efforts regarding these issues; and
- working always to achieve balance between improving facilities and maintaining natural and scenic resources.

CHAPTER 7: COMMUNITY FACILITIES

SMART GROWTH LEGISLATION REQUIREMENTS

As noted above in Chapter Six, per s. 66.1001(2)(d), Wis. Stats., the Utilities and Community Facilities element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.”

Note: This chapter will address the community facility aspects of these statutory requirements; Chapter Six addressed the utilities aspects.

COMMUNITY FACILITIES ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Cost of land
2. Lack of education/awareness/understanding
 - NIMBYism (Not In My Back Yard)
 - Misinformation regarding trail liability
 - Volunteer liability issues
 - The DNR and county have policies against certain activities that volunteers want to do (i.e., they can't let volunteers use chainsaws).
3. Lake Michigan water levels, quality, access
 - Low water levels; encourage higher authorities to do something about it; affects invasive species and creates shoreline ownership issues
 - Water recreational use is threatened; where does funding come from to develop recreational uses
 - Potential withdrawal of water from Lake Michigan for sale
 - Lake access for rescue services
4. Geographically isolated county and emergency services logistics; no connectors except from the south
5. Aging population – affects:
 - Cemeteries
 - Health-care
 - Emergency services
 - Funding for schools
 - Trail development

6. Alcohol use and its impact on emergency services
7. Taxes – funding formula for the schools needs to change
8. Creating more recreational infrastructure requires permanent/more personnel to “man” the additional properties.

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Tourism opportunities
 - Great place for more trails; generate more tourism through development of recreational infrastructure
2. Financial opportunities
 - Grant opportunities for recreation development
3. Communication between conservation/preservation and user groups – common concerns and goals
 - Establish a non-profit coordination council for conservation/preservation agencies and user groups
 - Many people in the county with a lot of time and intelligence; good volunteer base
 - Work with the DNR and Parks
 - Get the DNR to stop fighting snowmobiling

BRIEF OVERVIEW OF DATA/SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 8 of Volume II, Resource Report, of this plan for detailed information on community facilities, as required by the Smart Growth legislation for the Utilities and Community Facilities element of the plan.

Door County’s community facilities include administrative facilities; solid waste (garbage) disposal and recycling; road maintenance; protective and emergency services; educational facilities; libraries; health care facilities; child care facilities; cemeteries; churches; and recreational resources. The Wisconsin Department of Natural Resources (DNR) oversees solid waste disposal, recycling, open burning and trash incineration, and composting in the state. Door County regulates DNR policy through a variety of ordinances, including solid waste management, recycling, and outdoor refuse burning and fireworks. Additionally, the county conducts occasional clean sweeps for hazardous and toxic substances, including pharmaceuticals and electronic equipment.

Protective and emergency services in Door County are comprised of: law enforcement through a county police department and jail, several municipal police departments, and town constables; ten local fire departments; and a county-owned and operated emergency ambulance services department. Other community facilities in the county consist of five public school systems, four private schools, a technical college, and eight county libraries. Door County also has one hospital and a wide variety of public and private, for-profit and non-profit, health care organizations. Additionally, there are several types of assisted living facilities, adult direct care services, and child care facilities in the county. Finally, recreational resources in the county include state, county, and local parks, recreation centers, marinas, boat-launching facilities, golf courses, and trail facilities.

COMMUNITY FACILITIES VISION STATEMENT

In the year 2030, Door County continues to work with its municipalities and other community and government agencies to improve communication, education, and information-sharing as well as to implement long-range planning with regard to shared goals and related improvements, programs, and services, particularly with regard to issues such as:

- preservation of wild space and green space;
- establishment of a multi-purpose trail network;
- expansion of existing and establishment of more county parks;
- establishment or improvement of safe harbors and waterway access points; and
- on-going maintenance, improvement, or expansion, as needed, of rescue services and facilities (police, fire, emergency services), cemeteries, health care facilities, child care facilities, libraries, and schools.

CHAPTER 8: TRANSPORTATION

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(c), Wis. Stats., the Transportation element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.”

TRANSPORTATION ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. General limitations/restrictions
 - Limited volunteers or staffed positions to work on transportation issues
 - Limited land availability to establish certain options
 - Government regulations can hinder efforts
 - Insufficient finances/funding sources
 - Decreasing lake level (harbors, water/ferry transportation)
 - County’s geography – narrow, rural, isolated
 - Education/attitudes
 - Focus/reliance on highways, private vehicles, oil
 - Education needed on other options
 - Education needed on why we should work together
 - Trust, ownership of potential new activities
 - Turn-over of county board supervisors
 - Education process needs to be done every other year
 - Will the Smart Growth plan provide for consistency when supervisors are asked to make decisions
2. Reliance on vehicles that use petroleum-based products
 - Fuel costs, availability
3. Lack of options for non-vehicular transportation
 - No space for bikes on the roads
 - Lack of bike racks
4. Truck traffic
 - Number of trucks on the roads
 - Wear and tear
 - Trucking corridors
5. Safety
 - Speed limit enforcement
 - Truck traffic

- Lack of provision for non-vehicular transportation
6. Public transportation systems
 - Specialized non-profit shuttles and private for-profit taxi services exist
 - No general bus services
 7. Airports
 - Airport facilities in the county seem to be underutilized, particularly Cherryland
 - County-wide planning for air transportation needs and facilities is currently non-existent

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Community members generally have spirit of cooperation
2. Geography
 - Numerous harbors, provide an opportunity for water transportation
 - Use of ferries
 - Potential for rail development
 - We have open land for pedestrian walkways and bicycle paths
3. New or potential expansion of options
 - Potential airport expansion
 - Cherryland expansion
 - Even existing airport facilities in the county seem to be underutilized
 - Increased airport facilities and air travel could help sustain the businesses we have (tourism and manufacturing) as well as encourage more business to the area
 - Airports could help to market the area for conference and educational purposes as relates to the travel aspect of getting here
 - New 4-lane highway
 - Better for trucking
 - Safer
 - Park and Ride
 - Request more sites be added to the WisDOT plan
 - Could have a mini-bus running from these to specific places
 - We have an existing informal park and ride system in the county.
 - For example, we anecdotally know that people are meeting at places with large parking lots (Wal-Mart, Target, etc.) and then carpooling from there, leaving their cars all day.
4. Door County Transportation Consortium activities, momentum

BRIEF OVERVIEW OF DATA/SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 7 of Volume II, Resource Report, of this plan for detailed transportation system information, as required by the Smart Growth legislation for the Transportation element of the plan.

Door County's transportation network is supported by the Wisconsin Department of Transportation (WisDOT), which is involved in all modes of transportation, including state highways, public transit, air, rail, water, bicycle, and pedestrian. Much of the funding for county and town road maintenance and construction comes from WisDOT through general transportation aid. There are also three movable bridges in the City of Sturgeon Bay that are owned and funded by WisDOT, with a study underway to build a potential fourth bridge for an expanded highway. Other supporting/connecting roadway infrastructure includes two trucking terminals in the City, one park-and-ride lot in Southern Door, rustic road designations, and bicycle and pedestrian facilities. The county also has four airports; the main airport, owned and operated by Door County, accommodates corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes. The county's water transportation system includes the Port of Sturgeon Bay and multiple ferry services, with the United States Coast Guard stationed here to oversee multiple facets of water transportation and recreational water usage.

Transportation both to and within Door County will be greatly affected if rail service is extended from Milwaukee to Green Bay, as is currently being proposed. The WisDOT is in the process of finalizing a multi-modal plan for the STH 42/57 corridor that proposes ancillary public transit options for extended rail, as well as vehicular, bicycle/pedestrian, air, and water transportation. Additionally, other state and local plans more specifically address these modes of transportation. Local planning and implementation efforts to develop alternative forms of transportation are being spearheaded by Door-Tran, a non-profit information and referral clearinghouse that tracks and coordinates transportation needs, as well as assists with individual transportation costs.

TRANSPORTATION VISION STATEMENT

In the year 2030, Door County, its municipalities, and its transportation providers continue to work to provide a variety of transportation systems, networks, and options that are safe, reliable, financially and logistically available to all residents, and reliant as much as possible on renewable energy sources. Systems are well-maintained and attractive, with as little impact as possible on environmental and scenic resources.

CHAPTER 9: LAND USE

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(h), Wis. Stats., the Land Use element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in [the Issues and Opportunities element of the plan], for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in [the Utilities and Community Facilities elements of the plan], will be provided in the future, consistent with the timetable described in [the Utilities and Community Facilities elements of the plan], and the general location of future land uses by net density or other classifications.”

LAND USE ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Problems and pressures for agriculture
 - Financial pressures – often easier to sell/develop than make a living farming (or need to sell land for retirement money)
 - Loss of mid-size farms (small/niche/local and big/commercial will survive)
 - Loss of fruit producers (cherry, especially)
 - Regulatory issues
 - Farms staying just under 1000 units or segmenting operations to avoid regulation
 - Local zoning – large lot size requirements and limitations regarding on-site value-added activities (processing, selling)
 - Renting farm land primarily to get rid of manure; growing of crops secondary
2. Need more preservation of large tracts for environmental corridors and agriculture
 - Development is scattered, fragmenting natural resources and agriculture
 - Financially difficult
3. Zoning needs to be revised, be more flexible
 - Mixture of uses (more home/on-site business opportunities), lot sizes
 - Large-lot zoning is fragmenting natural and agricultural resources
 - Cluster housing regulations need revising (density bonuses, etc.)
4. Lack of employment and affordable housing opportunities
 - Hard to retain/attract youth
 - Lack of light industrial sites
 - Zoning restrictions regarding business types that can be established

- Workforce issues (number of people and skills needed not available)
5. Lack of transportation options
 - Current zoning encourages land uses dependent on fossil fuel-burning cars
 - Limited supply of inexpensive oil in the world
 - Need to change/adapt lifestyles to allow people to get what they need without driving (or with driving vehicles powered by alternative energy)
 - Need paths (walking, biking) connecting residential and commercial areas, etc.
 6. Water quality problems
 - Sanitarian septic system testing – need more staff
 - Do we need to ban steel holding tanks?
 - Septic system technology and standards – do state standards work here?
 - Well testing/drilling and water quality issues
 - Geology – fragmented bedrock contributes significantly to quality issues
 7. Population trends
 - Commuter populations, Door County to Green Bay (and increasingly vice-versa)
 - Aging and potentially decreasing population

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Brussels and Union zoning ordinances – chance to see how separation of lot size from density is working with regard to preservation of open space, clustering of housing
2. Potential to develop entrepreneurial efforts
 - Eco-tourism “big” now – Door County has many eco-friendly activities
 - Organics industry – take advantage of increasing awareness/sales/interest
 - Service industries for senior residents and visitors
3. Potential to use/market the Door County brand
 - Marketing Door County products works – see Door County Coffee & Tea
 - Agriculture – opportunities for preservation of, tourism related to, and provision of food for community
 - Most food grown here leaves for canning/distribution elsewhere – figure out how to use/sell here (use growing “buy local” movement)
4. Rail transport is extending from Milwaukee to Green Bay – extend to Sturgeon Bay?

SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 9 of Volume II, Resource Report, of this plan for detailed land use information, as required by the Smart Growth legislation for the Land Use element of the plan.

Land use inventories are conducted within large geographic areas in order to classify the approximate type and amount of land currently dedicated to specific purposes. Several land use inventories have been conducted for Door County in the past, with the most recent having been completed by the Planning Department in 2007. Woodlands, wetlands, and natural areas are the county’s largest land use, covering more than 38% of the total land area, followed by agricultural uses, covering more than 37% of the county’s total land area, and residential uses as the third largest, covering almost 5% of the total land area. The other land use categories, containing a

combined total of approximately 20% of the county's total land, are parks and recreation, transportation, water features, industrial, commercial, communications/utilities, and governmental/institutional.

One recurring land use issue in Door County is the quantity and location of residential development. As discussed in the housing chapters of both volumes of this plan, a projected 6,170 new housing units will be built in Door County over the 20-year planning period. While the land use inventory estimated that almost 5% of the county is currently being used for residential purposes, the assessed area of residential area for tax purposes is much higher. Many of these residentially assessed areas are currently vacant or minimally developed, potentially able to accommodate thousands of new housing units. An analysis of these parcels shows that, by both a vacant property count and by an average acres of land "designated" per housing unit count, the county has more than sufficient land already assessed for residential purposes to accommodate these new units. Additionally, the majority of the vacant and minimally developed residential parcels are located within areas already targeted for residential growth by the county's 1995 Door County Development Plan (1995 Plan). (Also see the analysis of the future land use map, below, with regard to adequacy of areas designated on that map for residential development.)

Nearly three-quarters of the vacant and minimally developed residential parcels described above are found in Northern Door, where agriculture has declined more rapidly than the rest of the county. Though most evident in Northern Door, the conversion of agricultural land to residential uses is a countywide issue, correlated to increasing land values as a result of population growth and a high demand for land for seasonal housing units. Countywide, between 1997 and 2007, the assessed valuation of all residential parcels increased by 187%, with a more rapid increase in residential land values than in residential improvements – 215% vs. 168%. The average MLS sales price for all sold housing units in Door County in 2007 was 15% higher than the 2008 assessed value of all residentially improved parcels.

Another important land use issue is the availability and cost of commercial and manufacturing land. Countywide, between 1997 and 2007, the assessed value of commercial property increased by almost 100%. The overall average MLS sales price for commercial property sold between 2003 and 2007 was 9% higher than the 2008 assessed value of all commercially improved parcels. Projections for potentially needed commercial and manufacturing land were developed based on the ratio of the current land area comprised of such activities to the current land area comprised of residential uses. Projections for potentially needed commercial land were compared to the 1995 Plan mapped commercial areas and incorporated commercial areas. These areas, plus some additional areas addressed through newly-outlined core/business areas, could potentially accommodate the projected new commercial development. Though manufacturing land uses are not addressed in the 1995 Plan, the City of Sturgeon Bay has sufficient land area both immediately available and potentially available in the long term to accommodate the projected manufacturing land needs. (Also see the analysis of the future land use map, below, with regard to adequacy of areas designated on that map for commercial development.)

There are a variety of land use management plans, ordinances, and policies in place in Door County at the county and municipal level designed to enforce existing land use regulations and achieve future land use goals set by the community. County-level plans include this comprehensive plan, land and water resource management, farmland preservation, comprehensive forest plan, and park and outdoor recreation. County-level ordinances include zoning, land division, floodplain, telecommunications, wind energy, airport height, and addressing.

LAND USE VISION STATEMENT

In the year 2030, Door County's rural land uses are balanced between residential and economic activities and natural resource preservation. Communities' central development areas (existing "downtowns" and "hamlets") are unique, with well-maintained and preserved historic sites, and are separated from each other by undeveloped highway corridors. Large, contiguous areas of open space and natural features are maintained, protecting ground (drinking) and surface water quality, wildlife habitat, and environmental corridors while providing scenic vistas and recreational activities for both residents and tourists to enjoy. Farming practices are profitable and sustainable; residents are able to make a living off the land while also being good stewards. There are diverse farm types and prosperous small family farms. Housing is clustered, on small lots, or adjacent to or within communities, with access to walking and biking routes to commercial and recreational activities. Business expansion and establishment is accommodated by provision of sufficient land areas for such activities, as well as logical, consistent regulations regarding where and what types of businesses may be established, allowing the business community to provide the goods, services, and jobs community members and visitors want and need.

FUTURE LAND USE MAPS

Note that future land uses for the incorporated areas of the county – the City of Sturgeon Bay and the Villages of Egg Harbor, Ephraim, Forestville, and Sister Bay – are shown on the county-level land use map, although the county does not have any zoning, subdivision, or official mapping programs in effect in these areas.

The county-wide future land use map was developed, by necessity, in a piecemeal fashion. For municipalities that had created their own future land use maps as part of their municipal comprehensive planning processes – the Towns of Baileys Harbor, Brussels, Gardner (preliminary version), Gibraltar, Liberty Grove, Nasewaupée, and Union; the Villages of Egg Harbor, Ephraim, and Sister Bay; and the City of Sturgeon Bay (preliminary version) – Planning Department staff took those municipal-level maps and "translated" their land use categories into the county-level land use categories. For example, a municipality may have designated two or more small-lot residential land use categories on their municipal map, which were then translated simply into "residential" for the purpose of the county-level map. Current information regarding wetlands, government and institutional land uses, parks and recreation, communication and utilities facilities, and transportation were then overlaid onto the new maps, as in many cases the county had information more recent and accurate than the original municipal maps for these types of uses and land cover. Also examined were the 2007 ("current") land use maps for each of these municipalities, so as to ensure review of any discrepancies between existing and projected/desired uses.

The Towns of Egg Harbor, Jacksonport, Sevastopol, and Sturgeon Bay created future land use maps that dealt only with either certain kinds of land uses, or certain areas of the municipality. For these towns, staff took the municipal-level maps and translated the legend categories provided into the county-level legend. The current information regarding wetlands, government and institutional land uses, parks and recreation, communication and utilities facilities, and transportation were then overlaid. For the remaining, unmapped areas of the towns, Planning staff developed future land use designations by reviewing current land uses, development patterns, and zoning maps. Likewise, the future land use maps created for the Towns of Clay Banks, Forestville, and Washington and the Village of Forestville – municipalities that did not develop any kind of future land use maps of their own – were created by staff after reviewing current land uses, development patterns, and zoning.

Planning Department staff then distributed the maps to each of the county's 19 municipalities for review, comment, and corrections. Maps were then reviewed and approved by the ad-hoc Core

Planning Committee, the oversight body established by the county board to oversee the county comprehensive plan development.

Described in the following section are the land use categories depicted on Maps 9.1 (A – C), Future Land Use. These general land use categories largely match those categories used in creating the current (2007) land use maps (see Chapter 9 of the Resource Report), with the addition of “rural residential” and “mixed commercial/residential” categories and the replacement of the two categories “agricultural” and “open/fallow” with “rural/agricultural.” Boundaries of “core areas” – a term and land use category first used in the county’s 1995 Door County Development Plan – are also depicted on the county-wide future land use maps. Core areas are found only in towns and are referenced in the Door County Zoning Ordinance as areas allowing higher multiple-occupancy development densities and, in some instances, decreased setbacks. Core area boundaries were developed by towns in their review and approval of the county-level future land use maps.

Note that larger-sized versions of these county-level future land use maps are available from the Door County Planning Department for all 19 municipalities. Those maps depict wetlands larger than two acres in area and also areas served by public sewer (as of 2008), features not shown on the smaller-scale maps in this plan volume. ***Important note: While the county Planning Department can provide more detailed municipal-level versions of these county future land use maps, still more specific future land use maps are available from those municipalities which have themselves developed and adopted their own comprehensive plans. Those municipal-level plan maps and accompanying goals, objectives, and action items should be consulted for more detailed information as to desired land use activities or guidelines regarding development activities – many proposed land uses or projects might require review and approval by multiple levels of government. The municipalities listed below have adopted, or plan to adopt in the near future, their own municipal-level comprehensive Smart Growth plans as of the date of this county plan adoption.***

- ***City of Sturgeon Bay***
- ***Village of Egg Harbor***
- ***Village of Ephraim***
- ***Village of Forestville***
- ***Village of Sister Bay***
- ***Town of Baileys Harbor***
- ***Town of Brussels***
- ***Town of Clay Banks***
- ***Town of Egg Harbor***
- ***Town of Gardner***
- ***Town of Gibraltar***
- ***Town of Liberty Grove***
- ***Town of Nasewaupee***
- ***Town of Sevastopol***
- ***Town of Sturgeon Bay***
- ***Town of Union***

FUTURE LAND USE CATEGORIES

Future land use category designations are not intended to serve as zoning designations, but rather indicators of desired types of development and land uses. Mapped future land use categories will, however, be one consideration when petitions are presented to the county requesting county zoning ordinance map amendments. (Other considerations will include input

from the affected town[s] with regard to the municipal-level future land use map or any pertinent goals and action items, if any, and any pertinent goals, objectives, and action items from the county plan.)

Note that there are several areas on the county future land use maps where the boundaries of particular land use categories are not meant to be specifically defined, due to loosely defined boundaries on the municipal-level future land use maps. Any proposed map amendments for these areas will need to be evaluated with even more care than usual. Those areas are: 1) the proposed commercial area at the intersection of State Trunk Highway 42 and Europe Bay Road (Town of Liberty Grove), 2) the proposed mixed use area around the community of Namur (Town of Union), 3) two proposed residential areas along State Trunk Highway 42 and one along State Trunk Highway 57 just north of the City of Sturgeon Bay (all three in the Town of Sevastopol), and 4) proposed mixed use areas in/near the communities of Valmy and Institute (both in the Town of Sevastopol). Finally, note that, per the town's request, the majority of the Town of Egg Harbor – outside areas governed by county shoreland zoning – is depicted as an unbounded mixture of rural/agricultural, residential, and commercial uses.

Core Areas

The areas encompassed by the core area boundaries consist of existing built-up communities and their planned expansion areas. These communities already contain a fairly dense mixture of commercial, residential, and institutional uses. In many cases public sewer already exists. In general, future high density (re)development, whether commercial, residential, or mixed-use, should be directed to these areas. Guidelines for these areas are as listed below.

- Maintain the vital community character of these core areas by encouraging future commercial, residential, and institutional uses to locate in these areas.
- Allow higher density development in accordance with the availability of and capability of wastewater treatment systems.
- Within individual development core areas, guide the future development pattern by identifying suitable locations for each type of desired development (e.g., retail, single family residential, mixed-use, townhouses, etc.).
- Promote orderly and rational expansion of these communities, particularly by avoiding a linear strip development pattern along major roads in favor of a more compact development pattern. Where possible, communities should strive to maintain a distinct “edge” to their built-up areas.
- Avoid sprawl by maintaining undeveloped parts of the core areas as lower density rural lands until such land is actually needed to accommodate growth from the central parts of the core areas.
- Encourage infill development and redevelopment.

Targeting much of the projected commercial and higher-density residential development to core areas will serve to allow the county to grow with minimal “sprawling,” utilize sewer or planned sewer extensions, expand commercial and industrial uses contiguous to existing such uses, and maintain the rural atmosphere of outlying areas of the county. Core areas are therefore those areas of the county deemed to be designated for “Smart Growth,” as defined by the Wisconsin legislation’s 14 municipal planning goals.

Note: Land use designations on the future land use maps for individual parcels located within the boundaries of the core areas are the same as shown on the 2007 Land Use maps, unless the towns directed otherwise. Regardless of the 2007 designations, however, any land within the core boundary may be deemed appropriate for development per the above guidelines.

Residential – Areas designated as “Residential” are intended to be developed predominantly with single-family uses, or, where allowed by zoning or other ordinance, mobile homes, group quarters, or non-transient multi-family buildings. Some parcels designated as “Residential” may currently contain duplexes, multi-family developments, or resorts, if those uses are located on parcels currently zoned for primarily single-family residential development, or if the municipality wished to ensure that the long-term development of the property would be primarily residential rather than commercial in nature. “Residential” areas include the majority of the county’s shorelines and areas containing smaller lots and/or emerging small-lot residential development patterns.

Rural Residential – Areas designated as “Rural Residential” are intended to develop with predominantly single-family residential uses, generally on larger parcels and in areas removed from designated community centers, core areas, or “downtowns.” These areas consist primarily of wooded uplands, areas where agricultural activity has greatly diminished, and certain areas adjacent to existing developed areas. Typically, public sewer is not available, though some of these areas have been platted or are beginning to develop at relatively low densities. Development in these areas should continue at modest densities and consistent with the generally rural character of these areas. Commercial activity should be discouraged except for uses that are compatible with lower density residential development.

Commercial – “Commercial” areas are those intended for development with retail sales, trade of goods and/or services, commercial offices, and commercial lodging establishments and are found largely in community centers, core areas, or “downtowns.” Commercial areas should maintain defined boundaries, avoid excessive access points to major roads by encouraging shared driveways or internal circulation patterns, and have buffering or screening of light industrial uses and storage and parking areas from adjacent public rights-of-way and residential areas. Highway corridor development should avoid further strip development and loss of community separation by limiting future development density, employing stringent setbacks, and requiring screening of new uses. Note that the future land use maps depict many “outlying” (i.e., non-core) commercial areas, reflecting existing commercial zoning or businesses such as multiple occupancy developments; when redevelopment is proposed for the latter, it should be undertaken carefully and with consideration for neighborhood compatibility.

Mixed Commercial/Residential – Areas designated as “Mixed Commercial/Residential” are intended to accommodate a variety of commercial and residential activities, typically higher-density and in designated community centers, core areas, or “downtowns.” There are also several small “Mixed Commercial/Residential” areas scattered throughout the county outside the core areas, most of which have historically been minor development nodes and which are usually situated at a major crossroads. Unlike core areas, public sewer is not expected to extend to any of these outlying areas. Development in these outlying areas should avoid large-scale projects that would conflict with the “small town” character of these communities, alter the visual quality of the surrounding areas, or create conflicts with surrounding agricultural uses.

For further guidance, see also the detailed explanations of core areas and the commercial and residential land use categories.

Industrial – “Industrial” lands are intended for uses such as fabrication, wholesaling, or long-term storage of products and for extraction (mining) or transformation of materials.

Transportation – Lands designated as “Transportation” include existing or planned parking facilities, airports, marine transportation areas, and non-motorized-related transportation areas.

Communications/Utilities – Those areas shown as “Communications/Utilities” on the future land use maps denote areas where the generation, processing, and/or transmission of electronic communications or of water, electricity, petroleum, or other transmittable products is occurring currently, or where the disposal, waste processing, and/or recycling of byproducts is occurring.

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

Parks and Recreation – Land designated for “Parks and Recreation” are appropriate for out-of-doors sport and general recreation facilities, camping or picnicking facilities, nature exhibits, and protected historical and other cultural amenities.

Rural/Agricultural – “Rural/Agricultural” areas cover much of southern and central Door County, where there are currently relatively stable agricultural lands with few non-agricultural uses, as well as most of the cleared areas located within the northern part of the county, which has more limited or discontinued agricultural activities. Note that lands in this category can, and most likely will, contain low-density residential uses. Agricultural and related operations in these areas should be protected by ensuring development is at low density levels, but without “sprawl.”

Woodland/Wetland/Natural – Lands designated as “Woodland/Wetland/Natural” are primarily in a natural state, and include wetlands, woodlands, and public and private conservancy areas. Note that lands in this category can – outside of wetland and conservancy areas – and most likely will, contain very low-density residential uses in upland areas. The character of these regions should be protected by discouraging any development that would adversely impact the environmental quality or natural beauty of these areas. Maintenance of these natural areas should include continued private stewardship and public ownership or, if necessary, acquisition of easements or additional public lands.

Per state statutes, the land use element of a comprehensive plan shall include maps showing productive agricultural soils, natural limitations for development, floodplains, wetlands and other environmentally sensitive lands, public utilities and community facilities, and the general location of future land uses. Refer to the table below for the Resource Report maps which should be reviewed in conjunction with the future land use maps.

Smart Growth Features**Resource Report Maps***

Productive agricultural soils	Map 4.3: Prime Agricultural Soils
Natural limitations for building site development	Map 4.1: General Soil Associations Map 4.4: Surface Water Features Map 4.6: Major Wetland Areas Map 4.7: Shorelands and Floodplains
Floodplains	Map 4.7: Shorelands and Floodplains
Wetlands and other environmentally sensitive lands	Map 4.4: Surface Water Features Map 4.6: Major Wetland Areas Map 4.8: Preserved Lands
Boundaries of utilities and facilities	Maps 9.1 (A – C) 2007 Land Use (shows public sewer service areas and utilities such as communication, electric substations and transmission lines, and other utilities)

* All maps can be found at the end of the Resource Report.

Projected ranges for future residential, commercial, and manufacturing land use needs are discussed in detail in Chapter 9, Land Use, of the Resource Report; the following analysis regarding those land use need projections is based on the land use categories depicted on the future land use maps.

As discussed in the Resource Report, the projected future need for residential land is between 11,846 – 21,348 acres in order to accommodate the projected 6,170 new housing units to be built over the planning period. The future land use map Residential and Rural Residential categories easily allow for this projected increase in residential development, with over 24,700 acres – exclusive of wetland areas – of vacant or minimally developed land located outside of the development Core Areas alone. (Vacant/minimally developed parcels are again being defined as those with \$5,000 or less in improvements and meeting the minimum lot size “buildability” requirement of 7,500 square feet or greater.) The average lot size of the vacant and minimally developed lots that intersect with the Residential and Rural Residential future land use categories is 4.46 acres, also easily exceeding the average parcel size of 3.46 acres for parcels containing existing housing units. (Note that these calculations were conducted using the preliminary future land use maps for the Town of Gardner and the City of Sturgeon Bay.)

Analysis was also conducted to determine whether the 1,518 – 1,963 acres of commercial land projected as needed during the planning period could be accommodated by the future land use map. Within the Core Areas, there are 1,750 acres of vacant and minimally developed land comprised of the future land categories considered “developable,” with one-half, or 875 acres, projected for commercial development. (The “developable” future land use categories are Residential, Rural Residential, Mixed Commercial/Residential, Commercial, Agriculture, Woodland/Wetland/Natural Area, and Industrial. The future land use categories considered “undevelopable” are Communication/Utility, Institution/Government, Park/Recreation, Transportation, and Water, in addition to any land that has a wetland overlay.) Outside of the Core Areas, there are an additional 1,238 acres of vacant and minimally developed land available for commercial development, 826 of which have a Commercial future land use designation and 412 acres with the Mixed Commercial/Residential future land use designation. (There are actually 825 acres of Mixed Commercial/Residential outside the Core Areas, but staff conservatively assumed that only one-half of those acres would be commercially developed.) Thus, the total

land available for commercial development is 2,113 acres, exceeding the maximum 1,963 acres projected as needed over the planning period.

Future manufacturing uses were also discussed in Chapter 9 of the Resource Report, with projections for potentially needed manufacturing land between 110 and 127 acres over the planning period. This need was determined to be satisfied by current and future acreage both immediately and potentially available in the Sturgeon Bay Industrial Park. It appears, therefore, that the county's manufacturing land use needs will be met by the current and future supply of land within the City.

EXISTING/POTENTIAL CONFLICTS BETWEEN MUNICIPAL PLANS AND COUNTY PLAN

Door County municipalities that completed their own comprehensive plans identified within those plans internal conflicts or conflicts with other municipalities. The Town of Nasewaupee also identified a conflict between the town's plan and the county's shoreland zoning regulations. Specifically, the town plan indicates that the county shoreland zones are in some cases more restrictive and in some cases less restrictive than preferred town "management areas" in terms of shoreland development density and minimum lot size. Note that the town has not approached the county to resolve these potential conflicts since its plan was adopted in 2003. When/if the town wishes to further its plan implementation, county staff can assist with appropriate map and/or text amendments.

The county-level future land use maps for this comprehensive plan were created so as to completely accommodate and not conflict with local municipal plan future land use maps. This process has resulted in several internal conflicts within this plan, between the future land use map (based on the towns' maps) and the goals, objectives, and action items (developed by the work groups and the CPC). These conflicts and their potential resolutions are:

- 1) The Town of Nasewaupee's future land use map includes significant commercial expansion along the STH 57 corridor, which conflicts with several goals, objectives, and action items advocating the minimization of commercial sprawl along the highway corridors. Since the county has no zoning jurisdiction in this area, there is currently no resolution available to the county to address this issue. On the other hand, given that the county only has shoreland zoning jurisdiction in the town, though, no actual/official conflicts are expected to arise.
- 2) The Town of Egg Harbor's future land use map allows for any type of residential or commercial development anywhere in the rural/agricultural areas, exhibiting the potential for sprawl, adjacent siting of conflicting land uses, and significant loss of agricultural or open space lands. Again, as with Nasewaupee, since the county has no zoning jurisdiction in this area, there is currently no resolution available to the county. Given that the county only has shoreland zoning jurisdiction in the town, though, no actual/official conflicts are expected to arise.
- 3) The Town of Sevastopol's future land use map includes commercial expansion along STH 42/57. To resolve any potential conflicts this might create, the RPC will need to carefully review any rezoning and conditional use permit applications within this highway corridor. Conditions that address screening, traffic issues (frontage and reverse frontage roads, strict sign regulations), and design would be appropriate.
- 4) The Town of Sevastopol has also mapped three alternative housing "bubbles" that are not located near any existing commercial centers or residential developments. Again, review by the RPC of any rezoning and conditional use permit applications within these alternative housing "bubbles" should be very carefully considered and include conditions

that address screening, traffic issues (frontage and reverse frontage roads, strict sign regulations), and design.

- 5) The Town of Gardner has mapped residential development along many road corridors throughout the town, exhibiting the potential for sprawl, adjacent siting of conflicting land uses, and loss of agricultural or open space lands. As with the Towns of Egg Harbor and Nasewaupsee, since the county has no zoning jurisdiction in this area, there is currently no resolution available to the county. Given that the county only has shoreland zoning jurisdiction in the town, though, no actual/official conflicts are expected to arise.
- 6) The City of Sturgeon Bay's draft comprehensive plan future land use map includes extraterritorial land use areas, encompassing a 1.5 mile radius beyond the city limits, which conflicts with the county's future land use map in several locations:
 - The county's future land use map designates approximately 50 acres of land in the Town of Sturgeon Bay, located between 18th Avenue and Highway 42/57 to the south of Alabama Street (CTH "T"), as future commercial use. The city's extraterritorial future land use map designates only a strip of road frontage along Alabama as future commercial use, with the remaining portion of the area in question designated as residential use.
 - The county's future land use map designates stretches of commercial use along the STH 42/57 highway corridor in the Towns of Nasewaupsee and Sevastopol, conflicting with the city's extraterritorial future land use map which shows these areas as primarily agricultural. As discussed above, the county's map for these areas is actually in conflict with county plan goals, objectives, and action items; see discussions #1 and #3 above as to how these conflicts will be addressed.

CHAPTER 10: INTERGOVERNMENTAL COOPERATION

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(g), Wis. Stats., the Intergovernmental Cooperation element of a comprehensive plan shall contain “A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.”

Note that s. 66.0301, Wis. Stats., outlines how and for what purposes municipalities may enter into agreements for various projects and purposes, including municipal boundary agreements, while s. 66.0307, Wis. Stats., further details how municipalities may adopt and implement a cooperative plan regarding boundary issues. Section 66.0309, Wis. Stats., describes the methods for creation, organization, powers, duties, and membership considerations for regional planning commissions.

INTERGOVERNMENTAL ISSUES AND OPPORTUNITIES

ISSUES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The issues listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. State-level conflicts, issues, mandates
 - Re-organization/regionalization of social services (“Family Care” program/effort)
 - County will be told what services to provide, to whom, at what cost
 - Will affect County Community Programs and Public Health Departments, too
 - Aging and Disability Resource Center – to be created in next few years
 - Will provide services for seniors and physically and/or mentally disabled
 - Services for kids and AODA services may be added eventually
 - Regionalization of economic development programs; e.g., revolving loan funds
 - Planning Department staff and Department of Natural Resources staff don’t always agree on interpretation/administration of NR 115
 - Department of Transportation-initiated projects
 - Are the projects being planned for us the ones we really want and need?
2. Conflicts within the county
 - Comprehensive planning and zoning issues
 - Need county-wide framework for planning and conflict resolution
 - Zoning regulations/restrictions
 - Single-family zoning – allow “in-law”/caregiver apartments?
 - Will we at some point disallow development in agricultural areas?
 - Zoning now segments/separates/sprawls uses – we used to build housing around/intertwined with schools and commercial uses

- Coordination of county agencies/committees with towns and their needs – is the county set up to be user-friendly, efficient, cooperative?
 - Turf wars – between county and city, county and towns, school districts, etc.
3. Demographic issues
 - Aging population – long-term care and other services, schools and funding, etc.
 - Income separation in the county – most are either low or high income; no middle
 4. Need better telecommunications/internet access in most areas of the county
 5. School consolidation/service sharing and funding
 - Sturgeon Bay and Sevastopol consolidation should be explored further
 - Regional (county-level) administration should be considered/pursued such as sharing superintendent(s), services
 - School funding system needs to be revised
 6. Government service provision
 - Increasing costs – collective bargaining, insurance
 - Leading to privatization of services/departments
 - Bureaucratic mindset
 - Government has no incentive to be proactive – change is foisted on you

OPPORTUNITIES

As identified by persons participating in comprehensive planning work group and Core Planning Committee meetings. The opportunities listed here, therefore, are not necessarily to be considered as conclusions based on fact or opinions shared by County of Door elected officials or staff.

1. Telecommunications options are/will improve and costs are decreasing
2. We have the chance to say what/how we want our programs/infrastructure/services to be set up, since some of these initiatives are just beginning
 - Can bring community members into what's happening in the community with regard to planning and other issues
3. Intergovernmental cooperation in Door County is good with regard to telecommunications and emergency/rescue services – lessons there might be helpful to other issue areas

SUMMARY OF CURRENT CONDITIONS

Please refer to Chapter 10 of Volume II of this plan for detailed information regarding intergovernmental cooperation, as required by the Smart Growth legislation for the Intergovernmental Cooperation element of the plan.

The primary political subdivision in the State of Wisconsin is the county, of which there are 72 in the state. Door County is governed by an elected Board of Supervisors, representing 21 Supervisory Districts, which is primarily responsible for policy-making, law-making, budgetary approval, and cooperative decision-making. Policy is set through the adoption of plans, budgets, ordinances, and resolutions. Much of this work is conducted through the county's various committees, which also oversee the county's approximately 330 people working within 32 departments. Door County's programs and services are primarily funded by property taxes.

With regard to land use issues, the primary types of county and municipal interactions in Door County are relationships required by or established with the Wisconsin Departments of Administration and Natural Resources, and the Bay-Lake Regional Planning Commission. Land use relationships primarily involve comprehensive planning, zoning, land use education and

discussion forums, and plat review. A wide variety of other cooperative relationships outside of land use also exists between Door County, local municipalities and other governments, and non-governmental agencies.

INTERGOVERNMENTAL COOPERATION VISION STATEMENT

In the year 2030, Door County and the government units with which it interacts – local, regional, and state level – communicate and cooperate to provide efficient and effective government services. Officials from all levels of government within the county meet on a regular basis to communicate and coordinate services, including active communication between municipal officials and county board committees. Local- and county-level elected and appointed officials are offered and take advantage of educational and training opportunities regarding their roles as elected officials and also the issues and programs they manage. A unified web-based system provides links to local municipalities and regulatory information, allowing for easy access to government information at all levels within the county.

CHAPTER 11: IMPLEMENTATION

SMART GROWTH LEGISLATION REQUIREMENTS

Per s. 66.1001(2)(i), Wis. Stats., the Implementation element of a comprehensive plan shall contain “A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [all other elements of the comprehensive plan]. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.”

PLAN IMPLEMENTATION GOALS, OBJECTIVES, AND ACTION ITEMS

Beginning on page 51 is a chart listing all of the Door County Comprehensive Plan 2030 goals, objectives, and action items. All are derived from input provided at the 2006-2007 county-wide visioning meetings, 2008 work group meetings, and 2008-2009 CPC meetings. Goals, objectives, and action items are being presented in this manner, as a total package, in order to demonstrate the interconnectedness and consistency between the issues, opportunities, goals, and action items.

EXPLANATION OF CHART

For each action item, there is a column showing the Planning Department/Resource Planning Committee’s role in implementing the action item (lead, partner, minimal involvement, or no involvement), a column listing other lead or partner agencies that might be involved in the action item implementation, and a timeline for implementing the item. For those items where the Planning Department and Resource Planning Committee have no role, note that Planning staff will provide to those agencies determined to be the logical lead/partnering agencies information as to from whom/what/where (CPC, work group, etc.) the proposed ordinance, program, or policy came, and encourage the agency(ies) to consider taking on the action item.

Goals, Objectives, and Actions – This column lists the goals, objectives, action items, and notes that were derived from the work group meetings described in Chapter 1 of this volume of the plan, Introduction.

- **Goals:** General statements of desired outcomes of the community; broadly written, but stated specifically enough so that it is possible to assess whether progress has been made in achieving them.
- **Objectives:** Subsets of goals; more specific than goals and should provide measurable strategies.
- **Actions:** A set of projects or services necessary to help achieve the goals and objectives; operational actions that a community will undertake to meet the goals and objectives.
- **Notes:** Supplementary information from work group discussions which further explain, detail, or provide context for the associated goals, objectives, and actions.

Committee/Agency Involvement and Years

- 1) **DCPD/RPC** – This column lists one of the four categories described below to indicate the level of involvement of the Door County Planning Department and Resource Planning Committee for that action item.

- **Lead:** The DCPD/RPC will initiate and oversee the implementation of these action items.

- **Partner:** The DCPD/RPC will initiate these action items and be responsible for some level of implementation activity, but will not be the agency responsible for overseeing it.
- **Minimal:** The DCPD/RPC will be involved as requested/needed when or if it is appropriate, given programs, services, etc., and given staff/funding issues.
- **No:** The DCPD/RPC will present the plan and this action item to the appropriate agencies, but will have very limited to no involvement beyond this initial step.

2) Other Committees/Agencies – Other committees and agencies are listed in this column as either potential lead agencies (for action items where DCPD/RPC is not the lead agency) or partnering agencies (for action items where DCDP/RPC involvement is listed as “partner”, “minimal”, or “no”).

3) Years

- Most action items will have a range of years listed in this column for when implementation will occur.
- Some items will have a year shown, but are also listed as on-going/as needed or annual, meaning that once the program/ordinance/research is set up, regular implementation activities need to keep happening after that.
- All “no” and “minimal” involvement action items for DCPD/RPC are labeled TBD (“to be determined”) for the timeline years, in recognition that DCPD will have little to no responsibility implementing these action items.

PROCESSES FOR IMPLEMENTING AND UPDATING PLAN

IMPLEMENTING

Door County Planning Department (DCPD): After plan adoption, staff members will review existing programs and ordinances for changes required to ensure consistency with the plan. Those changes requiring sponsorship or adoption by the Resource Planning Committee will be brought to the committee. For programs and ordinances that do not fall under the purview of the department or Resource Planning Committee, staff members will make recommendations to the appropriate departments and agencies for their sponsorship or implementation of those plan items. Staff members will also review/refer to the plan frequently to guide the planning and zoning programs and be responsible for updating the plan.

Resource Planning Committee (RPC): All current and future members of the RPC will receive a copy of the comprehensive plan. The RPC will conduct an annual review to determine progress in meeting plan goals. The RPC will also refer to the appropriate sections of the plan when evaluating applications for conditional use permits and deciding upon recommendations to the county board regarding zoning map or text amendment petitions.

Door County Board of Adjustment (BOA): The comprehensive plan will be implemented in part by the BOA when administering the zoning ordinance through requests for variances.

Door County Municipal Boards and Commissions: DCPD staff will work with municipal boards and commissions to implement county comprehensive plan goals, in conjunction with and assisting in municipal plan implementation efforts.

Door County Board of Supervisors: The comprehensive plan will be made available to the current and future supervisors so they may use it as appropriate in policy, law, programming, and budgeting decision-making.

Other Departments and Agencies: For plan implementation action items that do not fall under the purview of the DCPD/RPC, Planning Department staff members will make recommendations to appropriate departments and agencies for their potential consideration and sponsorship of those items.

UPDATING

Wisconsin's comprehensive planning legislation states that comprehensive plans must be updated and re-adopted at least every ten years. Legally, therefore, this plan needs to be revised and re-adopted no later than October 27, 2019.

To ensure compliance with and progress toward plan goals, however, and to determine if an update is needed sooner, an annual review of the plan should be undertaken by the Resource Planning Committee. Also, the 2010 Census, the results of which will be available in late 2011, will necessitate updating the Resource Report. Once Census data has been updated and reviewed by staff and the RPC, and after regular RPC annual reviews of the plan, a determination can be made as to whether or not the plan vision statements and goals need to be revisited. If changes are required then staff will refer back to the Public Participation Plan to determine how the goals and vision statements will be updated. The Public Participation Plan may need to be revised, possibly into a shortened version, in order to accomplish updating the goals and vision.

When it is determined that the plan is in need of significant review/update, a process similar to that followed in adopting the plan should be followed: general kick-off/visioning meetings; goal-setting meetings with interested residents and agencies; and oversight by a county-wide committee comprised of representatives from each municipality. Review and revision of this plan will probably take 18-24 months; to meet the 2019 deadline, then, major review/revision of the plan should begin no later than the summer of 2017.

The process for minor revisions to the plan shall be determined by staff and the RPC on a case-by-case basis. If background data is updated, but it is determined that trends and issues have not really changed, the RPC may choose to simply publicize and have a public hearing to adopt the plan with updated background data.

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

List of Acronyms and Abbreviations

- Airport/APC** – Door County Cherryland Airport Department/Airport and Parks Committee
- County Board** – Door County Board of Supervisors
- DATCP** – Wisconsin Department of Agriculture, Trade, and Consumer Protection
- DCAHC** – DCEDC’s Door County Attainable Housing Committee
- DCEDC** – Door County Economic Development Corporation
- DCHD/HC** – Door County Highway Department/Highway Committee
- DCPD** – Door County Planning Department
- DCVB** – Door County Visitor Bureau
- DCZO** – Door County Zoning Ordinance
- DKBEP** – Door/Kewaunee Business Education Partnership
- DNR** – Wisconsin Department of Natural Resources
- DOT** – Wisconsin Department of Transportation
- IS/ISC** – Door County Information Systems Department/Information Systems Committee
- Museum** – Door County Museum/Museum-Archives Committee
- Parks/APC** – Door County Parks Department/Airport and Parks Committee
- RPC** – Resource Planning Committee
- Sanitarian/BOH** – Door County Sanitarian Department/Board of Health Committee
- SWCD/LCC** – Door County Soil and Water Conservation Department/Door County Land Conservation Committee
- UWEX/A&E** – University of Wisconsin-Extension Door County/Agriculture and Extension Committee
- WSHS** – Wisconsin State Historical Society

GOAL 1: Improve communication and knowledge between all levels of government and residents, and support or initiate cooperative efforts on issues requiring multi-jurisdictional coordination.

Objective 1.1: Promote proper understanding and implementation of the comprehensive plan.

<p>Action 1.1.1: Continue to establish and improve planning and zoning-related relationships.</p> <ul style="list-style-type: none"> • Promote communication and sharing of information and resources between county and towns, villages, city. • Develop model ordinances (zoning and others) and offer assistance to all municipalities, not just areas under county jurisdiction. • Evaluate and refine as needed the vision for the county expressed in the plan and evaluate and prioritize the goals and actions to implement that vision. <ul style="list-style-type: none"> ○ The Comprehensive Planning Committee, if retained as a regular committee, and some on-going version of the work groups should do this. 	<p>Lead</p>	<ul style="list-style-type: none"> • UWEX/A&E • City, Villages, Towns 	<p>On-going/as needed</p>
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GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<ul style="list-style-type: none"> ○ DCPD educational meetings can work on this with local elected officials, too. 			
<p>Action 1.1.2: Work to ensure new development is as consistent as possible with the comprehensive plan by creating or updating zoning, subdivision, and other ordinances and programs. The plan should be used to:</p> <ul style="list-style-type: none"> • Evaluate new developments/projects/subdivisions to see if they fit vision, goals, etc. • Guide decisions regarding requests for rezonings (map amendments), text amendments, conditional use permits, and variances. <ul style="list-style-type: none"> ○ DCPD staff members should do staff reports – with recommendations – for issues going to public hearing (text and map amendments, conditional use permits, variances), using the plan as the basis for the recommendation. ○ Agendas for RPC should include an “executive report” (condensed version of staff report) – brief explanation/overview of agenda item, including staff recommendation. 	Lead	<ul style="list-style-type: none"> • City, Villages, Towns • UWEX/A&E 	2010-2012; then, on-going/as needed
<p>Action 1.1.3: The DCPD should provide an annual update (in addition to the written annual report) to the full county board (not just the RPC) on the Smart Growth plan and its implementation.</p>	Lead	None	Annual
<p>Action 1.1.4: Communicate and coordinate land use decision-making processes and plan/ordinance implementation activities with municipalities and other governing agencies.</p> <ul style="list-style-type: none"> • 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. • Identify and discuss shared natural resources. • The DCPD needs to consider doing more outreach to local officials. <ul style="list-style-type: none"> ○ DCPD meetings for local elected and appointed officials currently being held roughly quarterly should be held more frequently. <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>DCPD “quarterly” meetings should address topics and issues towns have identified as important in their plans to discuss with each other, not just planning/zoning issues.</i> • <i>Meetings should also serve as forum for discussion/review/analysis of county Smart Growth plan implementation efforts.</i> 	Lead	<ul style="list-style-type: none"> • City, Villages, Towns • UWEX/A&E 	Annual (at a minimum)
<p>Action 1.1.5: Develop educational tools – such as “build out” scenario maps – to help municipal officials visualize the effect of potential policies, zoning districts, etc.</p>	Lead	<ul style="list-style-type: none"> • City, Villages, Towns 	2010-2012

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Objective 1.2: Develop increased and on-going educational and information-sharing opportunities for local elected/appointed officials and the general public.			
Action 1.2.1: Establish communication avenues for groups with common concerns and goals. <ul style="list-style-type: none"> Identify agencies/organizations/individuals with potentially overlapping interests and goals and create comprehensive list(s) with contact information. Consider a periodic county-level “mixer” with residents, supervisors, department heads, and other agencies. Consider other types of get-togethers with key players. 	No	<ul style="list-style-type: none"> County Board Local user groups Local conservation groups Property owner associations 	TBD
<i>Note: Many people live in the county with a lot of time and intelligence, providing a good volunteer base.</i>			
Action 1.2.2: The county in general needs to consider doing more outreach to local officials.	Partner	<ul style="list-style-type: none"> County Board UWEX/A&E 	On-going/as needed; annual, at least
Action 1.2.3: The county board should consider holding an extra meeting after its bi-annual organizational meeting that provides training/information to all supervisors on all county departments.	No	<ul style="list-style-type: none"> County Board UWEX/A&E All county department heads 	TBD
<i>Note: Perhaps the new annual report format serves this purpose, if board members have the time to carefully review and discuss those reports.</i>			
Action 1.2.4: Develop a “book” of information – explanation of municipal issues, ordinances, etc. – to help guide local elected officials in decision-making so that all municipalities would be operating off of the same standards.	Partner	<ul style="list-style-type: none"> County Board UWEX/A&E City, Villages, Towns 	2012-2014
Action 1.2.5: Establish a unified, Web-based system coordinated at the county level that provides links to all local municipal Web sites and regulatory information. Ideally, the county and municipal Web sites would have a similar look, feel, and layout to make use/access of information as easy as possible.	Partner	<ul style="list-style-type: none"> County Board IS/ISC UWEX/A&E City, Villages, Towns 	2012-2014
Action 1.2.6: Establish a central source/clearinghouse (county-level) of information/resources/referrals/tracking of concerns and issues. <ul style="list-style-type: none"> Internet/Web-based – part of county-based system providing links to towns, ordinances, etc. Explore Door-Tran as possible model. 	Partner	<ul style="list-style-type: none"> County Board IS/ISC UWEX/A&E City, Villages, Towns 	2010-2014

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Objective 1.3: Explore possible cost- and service-sharing opportunities.			
Action 1.3.1: Explore taxing issues and solutions, including: <ul style="list-style-type: none"> • Where do our tax dollars go? (i.e., what programs/services do they support?) • How does our level of taxation compare with other areas in the state? 	No	<ul style="list-style-type: none"> • City, Villages, Towns • DCEDC • UWEX/A&E • Local business/community associations 	TBD
Action 1.3.2: Explore sharing of services, facilities, and programs, including potential cost-sharing, between jurisdictions. <ul style="list-style-type: none"> • Research other communities' funding mechanisms. • Explore funding options for cooperative ventures. • Research and pursue relevant county-wide grant applications. • Renew eCivis membership when Wisconsin-specific information is available. 	Minimal	<ul style="list-style-type: none"> • City, Villages, Towns • UWEX/A&E 	TBD
Objective 1.4: Establish processes to resolve conflicts and work to avoid conflicts in the first place.			
<i>Note: Conflict resolution efforts should always work first at seeking consensus.</i>			
Action 1.4.1: Conduct research on cooperative agreements in other areas to provide examples for local municipalities as to issues covered and solutions used. <ul style="list-style-type: none"> • Work with municipalities to address potential conflicts through the development of border or other cooperative agreements. <ul style="list-style-type: none"> ○ How to improve services and increase revenue stream. ○ Roads, utilities, planning/zoning, transportation, annexation, extraterritorial zoning/plat review. <ul style="list-style-type: none"> ▪ Agreements regarding power transmission between local communities may become necessary now when/if some power is generated locally/regionally. ▪ Sewer/water can cross municipal boundaries – land doesn't need to be annexed to extend these services. • Study the county highway department's success with municipal agreements. 	Partner	<ul style="list-style-type: none"> • City, Villages, Towns • Local utilities • UWEX/A&E 	2012-2014
Action 1.4.2: Collect models of intergovernmental agreements, their periodic review, expiration of agreements, and plans for future agreements.	Partner	<ul style="list-style-type: none"> • City, Villages, Towns • UWEX/A&E 	2012-2014
<i>Note: For example, the county should assist municipalities in considering when/why/how annexation should be considered/undertaken.</i>			
Action 1.4.3: Develop methods/models for intergovernmental cooperation: <ul style="list-style-type: none"> • Stakeholder identification – bring a wider array of public and private stakeholders to the table for discussions on intergovernmental cooperation. • There are probably unexpected partners out there, which could in turn expose 	Partner	<ul style="list-style-type: none"> • City, Villages, Towns • UWEX/A&E 	2012-2014

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DCPD/RPC Other Committees/Agencies Years

important issues and opportunities.

- Specific coalitions to examine:
 - Door County’s emergency and public safety personnel – levels seem to work and cooperate well together.
 - Door-Tran – public, private, non- and for-profit partners.
 - Natural Areas Group – public and private organizations involved in land conservation, management.

Objective 1.5: Work to coordinate state and federal lobbying efforts necessary for the county to effectively and efficiently deliver services.

Action 1.5.1: Develop general guidelines/strategies for Door County regarding state agency interactions to assist agencies in being more accountable to local needs and desires.

Partner

- City, Villages, Towns
- UWEX/A&E
- DOT
- DNR
- DCEDC

On-going/as needed

- Establish a framework for introducing ourselves to state legislators and bureau chiefs.
 - Use the bi-annual Door County Legislative Days as a platform to advocate for necessary state-level changes.
 - Start work a least a year in advance for each DCLD.
 - Send a smaller group of delegates in the “off” year.
 - Do follow-up with legislators/staff in “off” years (i.e., phone calls or quarterly Emails from team leaders).
 - Publicize to county departments, elected officials, etc. the fact that the DCLD Web site offers the means to submit lobbying ideas at any time so they’re not lost before DCLD organizational efforts start.
 - Utilize existing media outlets to publicize DCLD.
- Have meetings with state agencies with which the county frequently interacts.

Note: Problem – state staff levels decreasing in some areas; bureau chiefs might not have enough staff.

Action 1.5.2: Advocate for increased state and federal research on the monitoring and protection of air and water quality. Work to address air and water quality issues at the state and federal levels so that:

No

- County Board
- SWCD/LCC
- Door County Public Health/Board of Health Committee
- City, Villages, Towns
- UWEX/A&E
- DCEDC
- DNR and EPA

TBD

- Door County municipalities and businesses are not penalized in economic and other development efforts for local poor air and water quality resulting from activities occurring outside the county.
- Door County residents, visitors, and natural communities are not subjected to pollution.

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DCPD/RPC Other Committees/Agencies Years

Objective 1.6: Improve awareness of, access to, and involvement at county government meetings.

<p>Action 1.6.1: Improve distribution of county meeting schedule and access to meetings, including:</p> <ul style="list-style-type: none"> • Distributing the county staff-produced calendar of monthly meetings more widely. <ul style="list-style-type: none"> ○ Having county meetings listed in local print media “events” calendars. • Broadcasting local meetings on local cable access, or • Having videos of meetings available at library, or • Using the Web to get more people involved – people in areas with broadband access could “attend” meetings without leaving their homes. <ul style="list-style-type: none"> ○ Have text, audio, or visual options from meetings on Web site for downloading. ○ Interim option until all homes have high-speed access: go to a nearby site with broadband/high-speed access, like the libraries, and attend meetings remotely. 	No	<ul style="list-style-type: none"> • County Board • IS/ISC • Door County Clerk • City, Villages, Towns • UWEX/A&E 	TBD
<p>Action 1.6.2: See about establishing a county government/committee/agency article in local print media.</p>	No	<ul style="list-style-type: none"> • County Board • City, Villages, Towns • UWEX/A&E 	TBD
<p>Action 1.6.3: Approach radio media outlets about opportunities to showcase county committees, departments, and issues on the radio.</p>	No	<ul style="list-style-type: none"> • County Board • City, Villages, Towns • UWEX/A&E 	TBD

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GOAL 2: Establish or enhance local education and coordination efforts regarding agricultural preservation and natural resource protection.

Objective 2.1: Develop open and cooperative relationships and sharing of information between landowners and conservation groups, including local units of government and the state, on decisions that affect natural resources.

Action 2.1.1: Consider county-level coordination of agricultural and natural resource preservation efforts, particularly with regard to education and landowner outreach.	Partner	<ul style="list-style-type: none"> • SWCD/LCC • DNR • Local conservation groups • UWEX/A&E • City, Villages, Towns • Property owner associations 	2010, work group re-establishment; then, on-going/as needed
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- Notes:
- DCPD staff could serve as coordinators.
 - The agricultural and natural resources work group could continue so as to provide input regarding specific implementation measures and programs undertaken, particularly paying attention to the issue of balancing private property rights with conservation and other community goals.
 - Consider coordinating some efforts with The Ridges, which is doing a lot of education and outreach, or see what other organizations can learn from Ridges' educational activities.

Action 2.1.2: Develop educational materials and programs to teach good management practices and educate on the regulatory environment for forested and other natural resource lands.	Partner	<ul style="list-style-type: none"> • SWCD/LCC • DNR • Local conservation groups • City, Villages, Towns • Property owner associations 	2010-2014; then annual
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- Notes:
- Develop educational materials and programs addressing issues such as:
 - preserving and protecting the Lake Michigan and Green Bay shorelines ,including maintaining the natural beauty and integrity of the shorelines as seen from land and water.
 - invasive species.
 - locally harvested timber, including how it is being used.
 - groundwater protection - contamination causes and remedies:
 - many people seem to think agriculture is the problem/main threat to groundwater.
 - threats are perceived, not real, until a situation occurs.
 - groundwater quantity - little/no discussion here regarding this issue right now.
 - environmental impacts of (new) development.
 - could establish "Focus on Environment" audits (like the "Focus on Energy" audits).
 - importance of purchasing locally grown products.
 - sustainable forestry management:

GOALS, OBJECTIVES, AND ACTIONS

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DCPD/RPC Other Committees/Agencies Years

- *message needs to be conveyed that forest lands are a renewable resource available to the county for economic and environmental benefit, that managed forests provide better habitat for wildlife.*
- *support more DNR outreach so people know forestry staff/programs exist.*
- *criteria for decision-making, such as re-zoning requests.*
- *educate residents and all parties involved in the land development process on the importance of wetlands and the regulations that protect them.*
- *land protection tools such as deed restrictions and conservation easements.*
- *Help people have a sense of responsibility to the land/community.*
- *Create a new mindset, a culture change, a language change - take/define/identify what is special, important about Door County, and make that the theme, the way things are: This is how you do things in Door County.*
- *Be careful as to language used - beware of jargon, acronyms, words that don't really convey the broader meaning (i.e., human responsibility to and interrelationships between the land and us, etc.).*
- *Emphasize HOW to protect the resource and maybe offer incentives to do so.*
- *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.*

Action 2.1.3: Identify target audiences and appropriate efforts to reach/engage them.	Partner	<ul style="list-style-type: none"> • SWCD/LCC • DNR • Local conservation groups • City, Villages, Towns • Property owner associations 	2010-2014; then annual
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- Notes:
- *Target audiences include:*
 - *Property owners, consisting of two main groups to reach, with two different sets of concerns, issues, constraints to keep in mind:*
 - *Locals (who may be too busy working, spending time with kids, etc.).*
 - *Absentee owners (who may just want to relax, be alone when up here).*
- Note that some see the main targets as newcomers, vacationers, seasonal residents. Others think vacationers/part-time residents are more educated about issues than "locals."*
- *Visitors.*
 - *Real estate/development community - natural resource protection (clean water, healthy natural communities, etc.) can only improve their sales.*
 - *Some education happens in the real estate community now, but more would be helpful. Real estate agents can help buyers see land as part of larger community (biological, agricultural, geological, etc.).*
 - *Businesses - need to include them in efforts as they themselves have an impact on water quality, as well as an influence on their employees.*
 - *Schools - younger people need to be reached.*
 - *Food offered at schools - start using local.*
 - *Highlight jobs/products that are here in the county.*
 - *Find ways to counteract school funding issues with regard to environmental education (coursework, presentations, etc.) – such education should not be an expendable "extra."*
 - *Municipal officials - frequent/on-going educational efforts are needed due to election turnover, new appointments, etc.*
- *Reach/engage targeted audiences through methods such as:*

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- Go to the audience - e.g., attend "their" meetings/events rather than expecting them to attend extras, or tap into mail they are already reading, such as newsletters from groups they've joined.
- On-going local newspaper columns.
- Reach new land/homeowners through development/real estate community.
- Convene targeted, small meetings, such as with others who disseminate information.
- Send publications out with tax bills.
- County-wide newsletter (note: some have had bad luck getting people to read newsletters!).
 - Newsletters that pose questions/interactive situations sometimes get more responses - people will call in with reports re: an issue/question posed.
- Use the DCPD and UWEX/A&E periodic educational/discussion meetings for local officials as one forum for education, outreach efforts.
- Get on-going columns placed in property owner association newsletters.
- Ask the DCVB to put more information on its Web site, such as:
 - Links to municipal Web sites, the DCPD Web site, and links to environmental groups, brochures, and information.
 - Establish a new "looking to buy or build in Door County?" link and connect it to general environmental and geological information.

Objective 2.2: Determine how to best fund and staff educational and regulatory programs.

Action 2.2.1: Establish a funding mechanism for educational efforts through fees, collaborative grant applications, etc. with participation by all agencies and organizations involved in agricultural and natural resource protection.	Partner	<ul style="list-style-type: none"> • SWCD/LCC • Sanitarian/BOH • County Board • City, Villages, Towns • Local conservation groups • Property owner associations 	2010-2014
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Notes:

- Requiring environmental impact fees for new development to fund regulatory and educational programs is currently not allowed per state statute.
- Fines/permit fees could go toward natural resource educational efforts.
- (New) staff wages could be partially funded with fees.

Action 2.2.2: Research fines/permit fees in other fragile areas of the country and consider increasing existing county fines/fees.	Partner	<ul style="list-style-type: none"> • SWCD/LCC • Sanitarian/BOH • County Board • City, Villages, Towns 	2012-2014
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Note: Some other areas have astounding fines/fees compared to Door County (i.e., thousands and thousands of dollars).

Action 2.2.3: Adequately staff the county Sanitarian/BOH's on-going comprehensive survey program in order to complete the survey more quickly. <ul style="list-style-type: none"> • Towns could pay to get inspections sooner than scheduled. • Sanitarian/BOH needs to be allowed to re-instate its part-time seasonal help ("LTE" position), or other positions the department and oversight committee deem appropriate. 	No	<ul style="list-style-type: none"> • Sanitarian/BOH • City, Villages, Towns 	TBD
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GOAL 3: Protect lakes, rivers, streams, wetlands, steep slopes, wildlife habitat, and other natural features.

Objective 3.1: Revise or undertake zoning and other land use management ordinances and regulatory programs to prevent any negative environmental impacts that might result from development.

<p>Action 3.1.1: Identify, preserve, protect, and enhance sensitive areas and designate environmental corridors around them.</p> <ul style="list-style-type: none"> • Corridors should be reviewed and approved by the county and local municipalities. • Research and consider implementing regulatory mechanisms to preserve and protect environmental corridors. (i.e., how have other areas translated identification of those corridors into protection?). • Consider using officially identified environmental corridors as an overlay to guide land use decision-making. • Revise the zoning ordinance to eliminate or minimize fragmentation of environmental corridors. 	<p>Lead</p>	<ul style="list-style-type: none"> • County Board • DNR • City, Villages, Towns • Local conservation groups 	<p>2010-2012</p>
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Note: Corridors could be developed using the maps created in 2002 by the local Natural Areas Group.

<p>Action 3.1.2: Preserve and protect unique natural features, including escarpments, drumlins, dunes, rockholes, bluffs, woodlands, ridges and swales complexes, shoreland vegetation, and wetlands.</p> <ul style="list-style-type: none"> • Cooperate with public and private agencies in determining future uses of escarpment areas. • Review zoning ordinances for any potentially necessary amendments to protect geological features. • When reviewing and deciding upon conditional use permit applications, consider significant geological features and how they will be affected. • Consider the impact of new zoning regulations or districts on areas with known significant geological features. • Identify, preserve, and protect all wetlands, including unzoned areas, and create natural area buffers around wetlands (e.g., “stepped” setbacks depending on the district and/or use). • Consider requiring a tree plan for major land divisions within woodland areas. 	<p>Lead</p>	<ul style="list-style-type: none"> • DNR • SWCD/LCC • Local conservation groups 	<p>2010-2012; then on-going/as needed</p>
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GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 3.1.3: Review, consider strengthening, and undertake education efforts regarding zoning restrictions that limit shoreline vegetation removal, mitigate the visual impact of bluffscape and shoreline vegetation clearing, and shoreline building setbacks.	Lead	<ul style="list-style-type: none"> • DNR • City, Villages, Towns • Local conservation groups • Property owner associations 	2010-2012; then annual
Action 3.1.4: Work to minimize negative impacts on natural resources by guiding growth to identified future development areas (planned growth areas with appropriate infrastructure for high density development). <ul style="list-style-type: none"> • Minimize negative impact on natural resources within identified future development areas. 	Lead	<ul style="list-style-type: none"> • City, Villages, Towns 	On-going/as needed
Action 3.1.5: Evaluate all re-zoning and development proposals for potential impact on environmental features. <ul style="list-style-type: none"> • Create criteria by which the Board of Adjustment and the RPC may evaluate development proposals. • Assist towns in understanding the appropriate criteria by which to evaluate proposed zoning changes or development proposals. 	Lead	<ul style="list-style-type: none"> • County Board • City, Villages, Towns • DNR 	2010-2012, for criteria creation; then, on-going/as needed
Notes: <ul style="list-style-type: none"> • <i>The RPC should have a list of standard questions and issues to consider when evaluating re-zoning and other requests, as well as staff reports based on the comprehensive plan.</i> • <i>Reasons for individual re-zonings should be written on the decision document (similar to what Board of Adjustment does for variances now).</i> • <i>Shift burden of proof to conditional use permit applicants, persons petition for zoning amendments, etc. rather than to RPC. Framework shift: applicant has to convince RPC to grant his/her request.</i> 			
Objective 3.2: Increase voluntary land stewardship and public and private acquisition.			
Action 3.2.1: Increase acquisition of lands containing important/significant natural features.	No	<ul style="list-style-type: none"> • DNR • Local conservation groups • Parks/APC • City, Villages, Towns 	TBD
Action 3.2.2: Consider providing incentives and options to landowners to retain contiguous areas of agricultural lands, natural areas, and open spaces, such as planned unit developments, purchase of development rights and/or transfer of development rights programs, and other tools.	Lead	<ul style="list-style-type: none"> • County Board • City, Villages, Towns • Local conservation groups 	2012-2014
Notes: <ul style="list-style-type: none"> • <i>Purchase and/or transfer of development rights programs may be the best way to balance private property rights with conservation and other community-level goals.</i> • <i>Research other county-level programs (Mission Peninsula, Michigan, for example).</i> 			

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 3.2.3: Consider lower permit fees for developments preserving natural resources and/or providing recreation areas.	Lead	<ul style="list-style-type: none"> • SWCD/LCC • County Board • City, Villages, Towns 	2012-2014
Objective 3.3: Adequately regulate quarry operations.			
Action 3.3.1: Identify areas with potential sources of infrastructure materials for future development (i.e. sand, stone, and gravel).	Lead	<ul style="list-style-type: none"> • SWCD/LCC • City, Villages, Towns 	2012-2014
Action 3.3.2: Existing and future mining sites should not negatively impact natural resources or residents: <ul style="list-style-type: none"> • operations should affect neighbors as little as possible (noise, hours, etc.). • scenic views, the natural environment, and rural characteristics should be preserved. • incompatible uses should not be developed adjacent to one another (quarrying operations should be adjacent to compatible uses). • inform residents of proposed mining sites. 	Lead	<ul style="list-style-type: none"> • SWCD/LCC • County Board • City, Villages, Towns 	On-going/as needed

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DCPD/RPC Other Committees/Agencies Years

GOAL 4: Protect and enhance the county’s surface and ground water quality.

Objective 4.1: Work with private and public -- local, county, regional, and state -- agencies to preserve and protect the quality of ground and surface waters.

<p>Action 4.1.1: Better organize/coordinate existing agencies, commissions, and utilities to address county-wide water quality issues, including planning for the creation or expansion of sanitary sewer and potable water systems.</p> <ul style="list-style-type: none"> • Consider expanding existing public sewer/water utilities to as many lots/uses as possible for water quality protection purposes. • Use science to identify areas where public sewer or water systems should be established or expanded. <p><i>Note: Research City of Green Bay cluster wastewater treatment systems.</i></p>	Minimal	<ul style="list-style-type: none"> • Sanitarian/BOH • City, Villages, Towns • DNR 	TBD
<p>Action 4.1.2: Coordinate comprehensive water quality protection planning efforts between towns and the city/villages on groundwater recharge areas.</p>	Minimal	<ul style="list-style-type: none"> • SWCD/LCC • City, Villages, Towns • DNR 	TBD
<p>Action 4.1.3: Determine the maximum density the county can support based on hydrology, soil type and depth, geology, etc. to figure out homes per acre that the county’s geology can support without sewer/water.</p> <ul style="list-style-type: none"> • Zoning classifications should be re-analyzed based on results of this study. <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>A similar study was performed in Dutchess County, NY, where the areas carrying capacity was determine. Staff from Wisconsin Geological Society and Natural Historical Survey want to do this – see about working with them to secure funding for such a study.</i> • <i>See what Dakota County, Minnesota has done; that study is a first step toward the Dutchess County type of study.</i> 	Lead	<ul style="list-style-type: none"> • Sanitarian/BOH • SWCD/LCC • City, Villages, Towns • DNR 	2012-2014
<p>Action 4.1.4: Consider more careful, coordinated review between county Planning, Soil and Water Conservation, and Sanitarian Departments of land qualities with regard to septic system installation and development activities.</p> <ul style="list-style-type: none"> • Consider requiring developers to study the impact a development will have on water quantity and quality. • Consider basing land use decisions, at least in part, on soil types and the SWCD’s analysis of what that means for the proposed development. • Support and strengthen Sanitarian/BOH inspection programs designed to evaluate and determine suitability for new systems. 	Partner	<ul style="list-style-type: none"> • SWCD/LCC • Sanitarian/BOH 	2014-2019

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 4.1.5: Explore options to address Lake Michigan’s fluctuating water levels and water quality. <ul style="list-style-type: none"> Work to implement provisions and recommendations of the Great Lakes Compact. 	No	<ul style="list-style-type: none"> SWCD/LCC Sanitarian/BOH County Board 	TBD
Objective 4.2: Protect drinking water quality through improved well and sanitary infrastructure programs and regulations.			
Action 4.2.1: Review and revise – as or if appropriate – county policies and regulations regarding private septic systems, including consideration of: <ul style="list-style-type: none"> Determine adequacy of state septic system technology and standards for Door County then consider adopting/setting higher standards for septic installation and other water quality protection measures. Whether or not to ban holding tanks. Whether or not to ban installation of new steel septic tanks or other steel septic system components. <ul style="list-style-type: none"> What to do about existing steel tanks and septic system components – such as setting a “sunset date” by which they must be replaced – if such a ban is pursued. 	No	<ul style="list-style-type: none"> SWCD/LCC Sanitarian/BOH DNR City, Villages, Towns 	TBD
Action 4.2.2: Conduct studies locally and/or research existing programs in other areas that would help update ordinances, programs, and policies in order to better protect water quality. <p><i>Notes:</i></p> <ul style="list-style-type: none"> See Iowa County, Wisconsin – voluntary sampling program to help track/identify/map problem areas so as to have more specific casing and other well requirements within the county. Research the regulations and standards that are in place in Minnesota regarding testing requirements, how it is determined which types of systems can go in which areas, etc. 	Partner	<ul style="list-style-type: none"> SWCD/LCC Sanitarian/BOH City, Villages, Towns 	2010-2014
Action 4.2.3: Investigate the idea of establishing a county-wide sanitary district.	Minimal	<ul style="list-style-type: none"> Sanitarian/BOH DNR City, Villages, Towns 	TBD
Action 4.2.4: Support and strengthen Sanitarian/BOH inspection, monitoring, and maintenance programs designed to evaluate existing private systems.	No	<ul style="list-style-type: none"> Sanitarian/BOH 	TBD
Action 4.2.5: Investigate ways to encourage or require shared wells and septic systems (cluster wastewater treatment systems), which make monitoring and treatment easier. Also encourage innovative septic system technologies proven effective.	Minimal	<ul style="list-style-type: none"> Sanitarian/BOH DNR City, Villages, Towns 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 4.2.6: Prevent contamination of groundwater through requiring the proper decommissioning of abandoned wells.	No	<ul style="list-style-type: none"> • LCC/SWDC • Sanitarian/BOH • DNR • City, Villages, Towns 	TBD
Action 4.2.7: Encourage citizens with private on-site wastewater treatment systems to have their well water tested every year. <ul style="list-style-type: none"> • Consider county-wide well-testing. 	No	<ul style="list-style-type: none"> • Sanitarian/BOH • Door County Public Health/Board of Health Committee • SWCD/LCC • DNR • City, Villages, Towns 	TBD
<i>Note: See the municipality of Oregon, Wisconsin, which has established a voluntary well-testing program, but which is so well coordinated and advertised that nearly all residents participate. Also see UWSP planning link re: this issue.</i>			
Objective 4.3: Maintain and improve ground and surface water quality through improved runoff management.			
Action 4.3.1: Minimize stormwater run-off into waterbodies using tools/techniques such as: <ul style="list-style-type: none"> • the reduction of impervious surfaces • preservation and maintenance of natural drainage ways • buffer zones, construction site erosion control • post-construction runoff collection systems • improved municipal stormwater infrastructure <ul style="list-style-type: none"> ○ develop a plan to map, inspect, maintain, and improve, if necessary, all storm water drainage systems. ○ improve/enhance and expand, if necessary, existing systems; and/or develop and install new systems, if necessary. 	Minimal	<ul style="list-style-type: none"> • SWCD/LCC • DNR • City, Villages, Towns 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p>Action 4.3.2: Manage the impact of new development on water quality through appropriate land use designations, decisions, and conditions.</p> <ul style="list-style-type: none"> • Study watersheds (determine boundaries, drainage patterns, impervious surface capacity, etc.). • Develop a county-wide map of drainage areas – natural closed depressions, etc. • Consider using watershed boundaries and drainage patterns to guide allowable types and intensities of development. • Emphasize concentration of intense waterfront recreational facilities, especially marinas, to reduce impact on water quality. <p><i>Note: The Town of Liberty Grove did a map of town drainage areas in 2008, and the Town of Gibraltar has also mapped drainage areas for parts of the town.</i></p>	Partner	<ul style="list-style-type: none"> • SWCD/LCC • DNR • City, Villages, Towns 	2014-2019
<p>Action 4.3.3: 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.</p> <ul style="list-style-type: none"> • Use existing inventory of karst features to help guide development. 	Partner	<ul style="list-style-type: none"> • SWCD/LCC • DNR • Local conservation groups 	2012-2014
<p>Action 4.3.4: Minimize the potential negative environmental impacts of farming.</p> <ul style="list-style-type: none"> • Work to increase agricultural operator participation in SWCD/LCC programs, as funds permit. • Assist operators in continued adherence to SWCD/LCC programs. 	No	<ul style="list-style-type: none"> • SWCD/LCC • DNR • City, Villages, Towns 	TBD
<p>Action 4.3.5: Coordinate garbage collection and recycling and educational efforts, particularly focusing on the potential impact on water resources of improper waste disposal.</p> <p><i>Note: It needs to be easier for people to get rid of things they want to get rid of; explore/study models such as Free-Cycle and Re-Store.</i></p>	No	<ul style="list-style-type: none"> • DCHD/HC • Property owner associations • Private haulers 	TBD

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 5: Preserve existing agriculture and promote more sustainable agricultural operations, providing local food sources to serve present and future generations.

Objective 5.1: Develop local plans, ordinances, and programs to help retain large, contiguous areas of prime agriculture.

Action 5.1.1: Consider other zoning ordinance amendments that would encourage development on smaller parcels of land: Lead 2010

- DNR
- City, Villages, Towns

- Decrease lot size requirements in agricultural and wooded areas.*
- Help maintain farmland/forest land in larger blocks by increasing density bonuses, etc., for conservation/cluster housing.**

Notes:

**Note that the primary intent would be not to necessarily increase allowable density, but to separate density from lot size requirements: smaller lots could be parceled off larger agricultural areas; preferably, those lots would be clustered.*

*** Consider 30+ acres as minimum size for “conserved” area for cluster developments.*

- *See if Exclusive Agricultural zoning would work in other areas; it is working in Clay Banks.*

Action 5.1.2: Direct development to areas with less productive soils. Lead 2010-2012

- UWEX/A&E
- City, Villages, Towns
- Investigate how other areas have addressed the problem that the best farmland (soil depth, etc.) is often the best land for residential development.
- Investigate incentives to retain the most productive farmland – as determined by factors such as soil type – in agricultural use.

Objective 5.2: Support and preserve small family farms as well as low-impact and emerging agricultural operations.

Action 5.2.1: Encourage local producers to use sustainable agriculture practices, such as organic certification. No TBD

- UWEX/A&E
- Door County Co-op
- DATCP
- Local agriculture groups

Note: Consult with local Organic Valley representatives to improve knowledge about organic farming opportunities.

Action 5.2.2: Consider zoning ordinance amendments that would encourage more sustainable forestry practices: Lead 2010-2012

- DNR
- Classify/regulate forestry uses in the same way as agricultural.
- Revise zoning ordinances such that regulations regarding clear-cutting/forestry practices match DNR sustainable forestry recommendations.
 - Include explicit “exemptions” from zoning ordinance clear-cutting restrictions for DNR managed forestry enrollees and persons reclaiming forested lands for agricultural use.

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<ul style="list-style-type: none"> ○ Rules for non-enrollees should be modified so as to coincide with sound forestry management practices. 			
<p>Action 5.2.3: Work to assist local agricultural operators in producing, processing, and selling crops locally.</p> <ul style="list-style-type: none"> • Make sure zoning and other regulations are not impeding establishment of new agricultural uses, the expansion or maintenance of existing operations, or the development of businesses/industries needed to support agriculture. • Consider amending zoning ordinances to allow appropriate processing and sales options on-site for agricultural uses. 	Lead	<ul style="list-style-type: none"> • City, Villages, Towns 	2010-2012
<p>Action 5.2.4: Identify ways to tap into the growing “buy local” movement.</p> <ul style="list-style-type: none"> • Spotlight the “100-mile diet” challenge in Door County and other similar/on-going efforts, which will help educate as to the economic, environmental, and health benefits of buying local food. • Get stores to label local produce as such. • Develop ways to improve the marketing of farm markets so that producers can sell more. • Encourage local restaurant use and store sales of locally grown products. • Support the Niagara Escarpment viticultural designation. 	No	<ul style="list-style-type: none"> • UWEX/A&E • DCVB • Door County Co-op • DATCP • Local agriculture groups 	On-going/as needed
<p>Action 5.2.5: Determine whether dying bee populations are a problem in Door County and, if so, research ways to help local honey producers deal with this issue.</p>	No	<ul style="list-style-type: none"> • UWEX/A&E • DATCP 	TBD
Objective 5.3: Minimize conflicts between agricultural and other uses.			
<p>Action 5.3.1: Develop relationships between farmers and residents by encouraging open communication lines so as to potentially avoid adversarial reactions/situations.</p> <ul style="list-style-type: none"> • Create programs working on developing relationships between farmers and residents and developing solutions to farming issues in residential areas similar to the Dairy Gateway project. • Encourage farmer education/outreach efforts to residents. <p><i>Note: For example, the Seaquist orchard tour offered for “Orchards” residents in Egg Harbor.</i></p>	No	<ul style="list-style-type: none"> • UWEX/A&E 	TBD
<p>Action 5.3.2: Discourage adjacent uses negatively impacting farming.</p> <ul style="list-style-type: none"> • Examine zoning ordinance text and maps and revise as necessary. • Review new development proposals so as to identify and address any potential negative impacts on farming. 	Lead	<ul style="list-style-type: none"> • City, Villages, Towns 	On-going/as needed

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 6: Engage public and private agencies in joint planning efforts to acquire, maintain, and improve public recreation infrastructure in order to provide adequate and safe public recreation space.

Objective 6.1: Increase education and establish cooperative relationships and efforts.

<p>Action 6.1.1: Undertake (increased) educational efforts regarding public recreation issues, particularly with new property owners.</p> <ul style="list-style-type: none"> • Work to combat negative attitudes regarding recreation – educate property buyers/owners on the status of trails that run through their property. 	No	<ul style="list-style-type: none"> • Parks/APC • DNR • City, Villages, Towns • Door County Board of REALTORS • Property owner associations • Local user groups 	TBD
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Notes:

- *Land is being sold and new owners are often not allowing access for hunting, snowmobiling, etc. where it was previously allowed.*
- *Private landowners – particularly absentee/non-resident owners – need to understand how disallowing hunting affects them as well as the county’s environmental resources, including crop damage, rare plant damage, and tree damage.*

<p>Action 6.1.2: Devise cooperative, voluntary efforts with private landowners to provide adequate recreational lands.</p> <ul style="list-style-type: none"> • Explore and consider implementing appropriate tax/financial incentives for private landowners in exchange for allowing recreational activities on property. 	No	<ul style="list-style-type: none"> • Parks/APC • County Board • DNR • City, Villages, Towns • Local user groups • Property owner associations 	TBD
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Note: Conservation and agency groups cannot afford to buy the amount of land wanted/needed for recreational purposes – hunting, snowmobiling and other trails, etc.

<p>Action 6.1.3: Consider forming an umbrella organization comprised of state and local conservation/preservation agencies that would coordinate recreational areas and user groups with regard to activities such as purchasing and sharing equipment and identifying/pursuing specific funding solutions and grants.</p> <ul style="list-style-type: none"> • Grant opportunities for recreation development. <ul style="list-style-type: none"> ○ Look at partnering with non-profits, capitalizing on their ability to get grant money. ○ Get more people from the community involved in pursuing grants to establish more ownership in projects. ○ Explore creating a database of grants for use by all county agencies. • Multi-use equipment (i.e., tractors to groom trails for both cross-country skiing and snowmobiling) could be purchased to share amongst user groups. 	No	<ul style="list-style-type: none"> • Local user groups • State and local conservation groups • Parks/APC • City, Villages, Towns • DNR 	TBD
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GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p>Action 6.1.4: Establish better cooperation between the state and county parks to:</p> <ul style="list-style-type: none"> • Promote more timely trail grooming on state park trails. • Allow volunteers to do more types of work in the state and county parks. • Create a pool of volunteers to assist park rangers and naturalists to staff additional recreational facilities. • Create a pool of volunteers – or better coordinate existing volunteers – to clean up parks. • Offer trade apprenticeships for parks and recreation careers. 	No	<ul style="list-style-type: none"> • Parks/APC • DNR • City, Villages, Towns • Local user groups • Local schools 	TBD
Objective 6.2: Evaluate and increase public and private acquisition and creation of recreational land and infrastructure.			
<p>Action 6.2.1: Work to update and implement county and town Outdoor Recreation Plans.</p> <ul style="list-style-type: none"> • Protect and incorporate natural features into public space acquisition and improvement plans. 	No	<ul style="list-style-type: none"> • County Board • Parks/APC • DNR • City, Villages, Towns 	TBD
<p>Action 6.2.2: Conduct professional evaluations of municipal and county parks in the county.</p> <ul style="list-style-type: none"> • Contact the Wisconsin Park & Recreation Association to utilize their expertise. • Consider conducting a park-acreage per person study, to include non-residents and residents in counts. <ul style="list-style-type: none"> ○ Determine what the current threshold is and establish a minimum number of acres per person that the county will work (with other entities owning/operating parks and public recreational areas) to achieve and maintain. 	No	<ul style="list-style-type: none"> • Parks/APC • City, Villages, Towns 	TBD
<p>Action 6.2.3: Build/acquire more recreational infrastructure.</p> <ul style="list-style-type: none"> • Build more sport fields and facilities for children’s sport tournaments and camps. • Establish more access points to waterways for recreation and more safe harbors on Lake Michigan: • Communities should evaluate their dredging needs. • Expand existing parks and establish more county parks: <ul style="list-style-type: none"> ○ More/diverse uses. ○ More user-friendly. • Consider building an indoor ice rink, for hockey in particular; it may bring tourists during the winter. 	No	<ul style="list-style-type: none"> • Parks/APC • City, Villages, Towns • DNR • Local user groups • Local schools 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 6.2.4: Promote adequate public access to Lake Michigan and Green Bay.	Minimal	<ul style="list-style-type: none"> • Parks/APC • DNR • City, Villages, Towns 	TBD
Action 6.2.5: Work to develop a continuous, multi-use trail system under permanent easement or ownership: <ul style="list-style-type: none"> • Develop a trail system from/including Ahnapee Trail up to Gills Rock, with side trails for snowmobiling, horseback riding, hiking, and biking. <ul style="list-style-type: none"> ○ Incorporate trail access and staging areas for snowmobilers and horseback riders. ○ Incorporate accessible and family-oriented multi-use trails for equestrian camping and snowmobile camping. 	Minimal	<ul style="list-style-type: none"> • DCVB • Parks/APC • City, Villages, Towns • DNR • Local user groups 	TBD

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 7: Maintain, preserve, and enhance the community’s rural atmosphere and agricultural heritage.

Objective 7.1: Regulate new development to fit in with the county’s communities by minimizing its visual impact.

<p>Action 7.1.1: Guide highway corridor development and improve corridor appearance so as to minimize blending of communities and to preserve the county’s scenery.</p> <ul style="list-style-type: none"> • Work to preserve open/green space between communities along highways. • Any future corridor development should be well-screened and designed. • When reviewing conditional use permits and re-zoning petitions, consider highway corridor appearance. • Encourage county-wide signage standards and elimination of billboards, possibly through county-wide regulations or development of a model signage ordinance. • Review zoning ordinances for any potentially necessary amendments. • Consider adopting the DOT Scenic Byways program. 	<p>Lead</p>	<ul style="list-style-type: none"> • City, Villages, Towns • DOT-Scenic Byways Program 	<p>2010, zoning ordinance review; then on-going/as needed</p>
<p>Action 7.1.2: Consider the impact of development on adjacent cultural and historical resources, minimize any negative impacts, and discourage adjacent incompatible land uses.</p>	<p>Lead</p>	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Local historical societies and foundations 	<p>2010, zoning ordinance review; then on-going/as needed</p>
<p>Action 7.1.3: Work to maintain rural character through appropriate site design standards, such as buffers, setbacks, landscaping, fencing, vehicle entry-way design, parking, architecture, construction materials, lighting, signage, and service area design.</p> <ul style="list-style-type: none"> • Consider adopting zoning, design review, and/or historic preservation regulations that address these issues. 	<p>Lead</p>	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • County Board • City, Villages, Towns • Local historical societies and foundations 	<p>2010-2014</p>
<p>Action 7.1.4: Work with local municipalities to develop a model architecture/design ordinance in order to maintain the desired character of residential areas and minimize visual impact of new developments.</p> <p><i>Note: Habitat for Humanity and other affordable housing projects, as well as multiple occupancy developments, should fit our landscape as best as possible. Canada does a very good job at this – research their ordinances.</i></p>	<p>Lead</p>	<ul style="list-style-type: none"> • City, Villages, Towns • WI Towns Association 	<p>2010-2012</p>

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p>Action 7.1.5: Develop a model ordinance addressing the design of commercial developments.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • See Wauwatosa and other areas that have adopted ordinances and regulations for ideas. • Consider a dollar amount per square foot from large commercial structures for a tear-down/re-do/reclamation fund. • Consider a dollar amount per square foot from large commercial structures for a historic preservation fund. 	Lead	<ul style="list-style-type: none"> • City, Villages, Towns • WI Towns Association • County Board 	2010-2012
<p>Action 7.1.6: Work with local municipalities to develop a model lighting ordinance in order to minimize light pollution through appropriate down lighting, low wattage, and high efficiency lighting fixtures, while preserving safety.</p> <p><i>Note: The Village of Egg Harbor has adopted such an ordinance; the Town of Gibraltar has developed advisory standards.</i></p>	Lead	<ul style="list-style-type: none"> • City, Villages, Towns • WI Towns Association 	2010-2012
Objective 7.2: Preserve rural character by retaining/preserving large areas of natural and open space that provide scenic views.			
<p>Action 7.2.1: Encourage alternative development styles, including conservation/cluster developments, as alternatives to conventional developments.</p>	Lead	<ul style="list-style-type: none"> • County Board • City, Villages, Towns 	2010, land division and zoning ordinance review/revisions; then, on-going/as needed
<p>Action 7.2.2: Work cooperatively with developers and government agencies to promote development patterns that reflect rural character.</p>	Lead	<ul style="list-style-type: none"> • City, Villages, Towns • UWEX/A&E 	On-going/as needed

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 8: Preserve historic sites and character.

Objective 8.1: Establish education efforts for municipal officials, developers, business owners, and residents regarding historic preservation and design standards.

<p>Action 8.1.1: Develop educational information on the value of historic preservation/design standards and design ordinances, and the benefits of being on state/federal historic registries, such as:</p> <ul style="list-style-type: none"> • the importance of design ordinances and historically (re)designing buildings; • the value to the county of design standards; and • the value of being on state/federal historic registries. 	<p>Partner</p>	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> (see Action 8.2.1) • Museum • City, Villages, Towns • WSHS • Local historical societies and foundations • UWEX/A&E 	<p>2010-2012; then annual</p>
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- Notes:*
- *People should understand what being on a historic registry (or what historic preservation in general) means – the perception persists that it means you can't do anything to the building, or tear it down, etc.*
 - *Investigate lessons to be learned from The Ephraim Foundation – the first formal historical association founded in the county (1949) – and its efforts as well as City of Sturgeon Bay historic preservation and design guideline efforts.*
 - *Research information from the Ed McMahon 2006 presentations in Door County for more ideas.*

<p>Action 8.1.2: Conduct an exhaustive inventory of historic points/places to promote/preserve – things we don't want to lose that make us unique – for all municipalities.</p>	<p>Minimal</p>	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Local historical societies and foundations. 	<p>TBD</p>
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<p>Action 8.1.3: Develop historic presentations/discussions on the history of individual municipalities in order to promote better understanding/appreciation of historic buildings.</p>	<p>Minimal</p>	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Local historical societies and foundations • UWEX/A&E 	<p>TBD</p>
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GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE
DCPD/RPC Other Committees/Agencies Years

Objective 8.2: Pursue county-level historic preservation programs and ordinances to encourage upkeep, preservation, and re-use of old buildings and out-buildings.

<p>Action 8.2.1: Create a <i>Door County Historic Preservation Commission</i>, which would:</p> <ul style="list-style-type: none"> • Identify and recruit potential sites with willing property owners for voluntary preservation efforts. • Support municipalities or others working on preservation. • Support and coordinate municipal, agency, and other preservation efforts. • Look into a county-level historic preservation ordinance, which would allow the county to apply for “Certified Local Government Status” from the State Historic Preservation Board. This designation would give the county access to increased funds/support for preservation non-profits. • Encourage preservation of places on the Door County Historical Society sites list and other inventories that are not yet preserved. 	Partner	<ul style="list-style-type: none"> • Museum • County Board • City, Villages, Towns • WSHS • Local historical societies and foundations • UWEX/A&E 	2010-2014
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Notes:

- *LaCrosse County has passed a county-level historic preservation ordinance. Research their efforts and ordinance.*
- *Door County has local residents on the State Historic Preservation Board who can help the county attain “Certified Local Government” status.*

<p>Action 8.2.2: Explore funding options, code problems, etc. regarding adapting, re-using, and maintaining older buildings.</p> <ul style="list-style-type: none"> • Investigate financial tools out there for municipalities to help support historically appropriate (re)development. 	Partner	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • WSHS • Local historical societies and foundations 	2010-2014
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<p>Action 8.2.3: To encourage (re)construction in keeping with a community’s character, consider providing all permit applicants (zoning or building, county-wide) information regarding historic preservation and design standards – no zoning or building permit would be issued without acknowledgment that material had been received.</p>	Lead	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Local historical societies and foundations 	2012-2014
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GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 9: Develop and support cultural and historical festivals, events, and activities and increased membership/participation levels for cultural and historical organizations.

Objective 9.1: Coordinate and support cultural and historical resource institutions.

Action 9.1.1: Educate and work cooperatively with public and private agencies toward the preservation and enhancement of cultural and historical resources.	Minimal	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Local historical societies and foundations • Local business/community associations • Local arts associations • UWEX/A&E 	TBD
Action 9.1.2: Establish (or strengthen existing) county-wide networks, with strong non-profits and “umbrella” organizations providing support/guidance for others.	No	<ul style="list-style-type: none"> • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Door County Community Foundation • Local historical societies and foundations • Local business/community associations • Local arts associations 	TBD

- Notes:*
- *Local nonprofits need not feel that they are in competition with each other. Visitors and residents can visit and take advantage of a wide variety of activities – they don’t need to choose arts over history over nature, etc.*
 - *Door County Community Foundation could enhance coordination/education/support efforts for non-profits and individual estate planning to support arts and culture.*
 - *Recent or planned institutional expansions offer great resources for the community – support/encourage increased engagement with the community.*

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p>Action 9.1.3: Increase educational efforts for training of “front-line” tourism workers.</p> <p><i>Note: The DCVB recently began offering a Certified Tourism Ambassador Program for front-line tourism workers.</i></p>	No	<ul style="list-style-type: none"> • DCVB • Door County Historic Preservation Commission • Museum • City, Villages, Towns • Local historical societies and foundations • Local business/community associations • Local arts associations 	TBD
<p>Action 9.1.4: Examine zoning and other ordinances governing cultural and historical resource institutions for potential unnecessary or illogical requirements.</p> <ul style="list-style-type: none"> • Consider revising zoning ordinances to have better zoning categories/definitions for places such as Birch Creek, Peninsula Art School, Bjorklunden, The Clearing, etc. <p><i>Note: Historic/cultural resource facilities shouldn't be given special treatment, nor be permitted to locate or expand in inappropriate areas, such as in the middle of an agricultural district.</i></p>	Lead	<ul style="list-style-type: none"> • Door County Historic Preservation Commission • Museum • City, Villages, Towns • Local historical societies and foundations • Local business/community associations • Local arts associations 	2010
Objective 9.2: Increase funding for and quantity of cultural activities.			
<p>Action 9.2.1: Consider establishing a county-wide cultural fund to support and develop cultural resources and activities. (Note: “culture” = arts, history, and nature.)</p> <p><i>Note: See programs in the Cities of Naperville and Denver and the State of Massachusetts and others for ideas about establishing, financing, and administering a cultural support fund.</i></p>	No	<ul style="list-style-type: none"> • Local business/community associations • Local arts associations • County Board 	TBD
<p>Action 9.2.2: Look into National Trust for Historic Preservation Heritage Tourism and/or Historic Inns programs – funding and/or marketing assistance to increase membership in and attendance at cultural events may be available.</p>	No	<ul style="list-style-type: none"> • DCVB • Local business/community associations • Local historic societies and foundations 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 9.2.3: Establish more “art crawls.”	No	<ul style="list-style-type: none"> • DCVB • Local business/community associations • Local arts associations 	TBD
Action 9.2.4: Develop “culinary tourism.”	No	<ul style="list-style-type: none"> • DCVB • Local business/community associations • Local arts associations • UWEX/A&E 	TBD
<i>Note: Restaurant use of local crops is sustainable and successful tourism (and agriculture), plus we have cooking schools and wineries and breweries offering educational opportunities.</i>			
Action 9.2.5: Develop more family activities, including: <ul style="list-style-type: none"> • Environmental, historical, and art education • Recreational activities related to aviation 	No	<ul style="list-style-type: none"> • Local business /community associations • Local arts associations • Local historical associations • Local airports 	TBD
Objective 9.3: Develop both resident and tourist awareness of, increased interest in, and attendance at cultural events and historic districts, buildings, and sites.			
Action 9.3.1: Explore ways to integrate community history into recreational sites and activities and develop strategies to better direct visitors to all recreational, historical, and cultural assets.	No	<ul style="list-style-type: none"> • DCVB • <i>Door County Historic Preservation Commission</i> • Parks/APC • Museum • City, Villages, Towns • Local historical societies and foundations. • Local business/community associations • Local arts associations • Local private conservation organizations 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years

<p>Action 9.3.2: Enhance research on marketing and membership strategies.</p> <ul style="list-style-type: none"> • Look to cultural/historical organizations/sites that have been increasing visitors/membership to see what/how they did it. • Issues/things to investigate: marketing and membership strategies, exhibits, etc. 	No	<ul style="list-style-type: none"> • DCVB • <i>Door County Historic Preservation Commission</i> • Museum • City, Villages, Towns • Local historical societies and foundations • Local business/community associations • Local arts associations 	TBD
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- Notes:
- *People seem increasingly to need to be actively entertained all the time – how does an organization address this?*
 - *Heritage Hill (near Green Bay) has increased visitors/membership – explore their efforts.*
 - *How do educational efforts reach people? Mailings need to be catchy, beautiful, nice, and in multiple attempts.*
 - *Better marketing is needed for our arts, cultural resources – a recent survey ranked arts at the bottom of the list of reasons why people come here.*
 - *Visitors and part-time residents may not be as tied to Door County as previous populations – many children/grandchildren of long-time visitors don't live close enough to vacation here frequently (or at all).*
 - *Inaccurate weather predictions can dissuade last-minute planners from coming up here for the weekend – how do we ensure better accuracy?*

GOAL 10: Provide a variety of quality affordable housing and economic opportunities for the current and future population.

Objective 10.1: Establish on-going educational efforts for elected/appointed officials, business owners, developers, and residents regarding economic and housing issues and opportunities.

<p>Action 10.1.1: Provide and coordinate education, information, and grant/loan application assistance to municipalities, business associations, and individual businesses.</p> <ul style="list-style-type: none"> • Provide education to residents on financial programs supporting home ownership and repair and assist residents in achieving loans and grants. 	<p>Partner</p>	<ul style="list-style-type: none"> • DCAHC • City, Villages, Towns • DCEDC • DKBEP 	<p>2010-2012; then, annual</p>
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Notes:

Education efforts regarding housing and economic development should include:

- *Audiences:*
 - *Elected officials, residents, development industry, tourists*
 - *Education of (potential) tourists could be just considered “marketing” – need to make sure marketing conveys needed messages.*
 - *Seasonal residents*
 - *Many seasonal residents are involved in recreational, conservation, arts activities – figure out how to involve/interest them in housing and economic development issues.*
- *Topics:*
 - *How/why some zoning changes requested by towns may hinder provision of affordable housing. (Note: some requests are in part prompted by municipalities wishing to avoid establishing/extending sewer lines.)*
 - *Beach and water quality issues, and how those are economic development issues.*
 - *Education on this issue particularly for elected officials and residents, such as impact phosphorus has an algae bloom (need to educate re: collective impact).*
 - *Shared septic systems (DNR prefers to see shared septic systems).*
 - *Figure out ways to highlight/publicize/educate about smaller homes. This could provide publicity for Habitat for Humanity and other programs, as well as educate about how smaller homes are better environmentally and more affordable.*
- *Methods:*
 - *Identify data/information needed that we don’t already have in order to:*
 - *Accurately depict housing and economic development problems for target audience(s).*
 - *Implement and fund initiatives being pursued.*
 - *Ensure information works to combat negative attitudes.*
 - *More (on-going/never-ending) community education, town hall meetings, and radio spots.*
 - *More educational/cooperative efforts with schools (like the 2000-2001 project with the Gibraltar students that explored housing issues in the county).*
 - *Research and seek grant funding to bring in speakers and conduct studies.*
 - *Municipal symposiums on sustainable housing.*
 - *The DCPD quarterly meetings for town officials could be used to provide housing/economic development program/information.*

GOALS, OBJECTIVES, AND ACTIONS

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DCPD/RPC Other Committees/Agencies Years

- *More complete documentation of problems – handouts on education/resources/information specific to municipal officials, developers, residents (maybe three different packets).*
 - *Develop training manuals/packets for new committee members to get them up to speed as soon as committee appointments made.*
- *Going to local meetings, etc., rather than expecting target audiences to come to a special meeting.*
 - *Go to officials with a presentation re: housing and economic development with a local resident from that municipality that has a story re: using housing/economic development programs.*
 - *Ask for 30 minutes on each municipal agenda each year to discuss these issues.*
- *Planning, discussion is needed after these meetings – educational meetings are being held but then no further facilitation of any goal-setting or planning for cooperative municipal action to address these issues is being done.*
- *Instead of asking “what is the need” for affordable housing, start asking what can be done to ensure it is built.*

Action 10.1.2: Continually monitor local population characteristics as to changing demographics/characteristics and distribute any information relevant to housing agencies and organizations.	Lead	<ul style="list-style-type: none"> ● DCAHC ● City, Villages, Towns Boards/Plan Commissions 	Annual
Action 10.1.3: Continually monitor the diversity of existing housing, the availability of affordable housing, and the condition of the housing stock.	Partner	<ul style="list-style-type: none"> ● DCAHC ● City, Villages, Towns Boards/Plan Commissions 	Annual

Objective 10.2: Develop existing and new public/private partnerships, organizations, and initiatives that promote affordable housing and economic development.

Action 10.2.1: Consider expanding the Door County Housing Authority or establishing a new county-level agency to address/manage a broad array of housing issues.	Partner	<ul style="list-style-type: none"> ● DCAHC ● County Board ● City, Villages, Towns ● DCEDC ● DKBEP 	2010-2012
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Notes:

- *One option is a county-level housing trust (sometimes called land trusts in other areas).*
- *Research programs that have been established in:*
 - *Brown County, Indiana*
 - *Paducah, Kentucky*
 - *Dutchess County, New York*
 - *Barnstable County (Cape Cod), Massachusetts*
 - *Massachusetts Community Preservation Act*
 - *The Keys and Palm Springs, Florida*
 - *Aspen and other Colorado communities*

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 10.2.2: Consider creating (an) affordable housing fund(s) that developers, buyers, and municipalities would pay into.	Partner	<ul style="list-style-type: none"> • County-level housing agency • County Board • City, Villages, Towns • DCAHC • Local developers 	2012-2014
<i>Note: Work with the Door County Community Foundation to identify possible funding sources for efforts to provide attainable housing county-wide.</i>			
Action 10.2.3: Identify and adapt to Door County programs offered in other areas that subsidize the land for affordable housing through land set-asides, donations, low-cost sales, etc.	Partner	<ul style="list-style-type: none"> • County-level housing agency • DCAHC • City, Villages, Towns 	2010-2014
Action 10.2.4: Explore and create incentives for developers to provide affordable housing such as tax deductions, rebates, credits, and other incentives.	Partner	<ul style="list-style-type: none"> • County-level housing agency • DCAHC • City, Villages, Towns 	2010-2014
<i>Notes:</i>			
<ul style="list-style-type: none"> • Incentives are offered in Illinois (and other states), but not Wisconsin. • Consider using Legislative Days to lobby state for changes needed to offer similar incentives. 			
Action 10.2.5: Identify unused bonding power(s) and state and federal grants not being pursued, which could assist in the provision of affordable housing and/or economic development initiatives.	Partner	<ul style="list-style-type: none"> • County-level housing agency • DCAHC • DCEDC • DKBEP • County Board • City, Villages, Towns 	2010-2012
Action 10.2.6: Explore with municipalities and other relevant agencies any funding avenues potentially available to help offset the provision of affordable housing.	Partner	<ul style="list-style-type: none"> • County-level housing agency • DCAHC • DCEDC • City, Villages, Towns 	2010-2012

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p>Action 10.2.7: Encourage business-driven programs to facilitate home ownership, such as allowing employees to take money from 401(k) accounts to put toward home purchase.</p> <p><i>Note: For example, see the Hatco program established in 2008.</i></p>	Partner	<ul style="list-style-type: none"> County-level housing agency DCAHC DCEDC 	On-going/as needed
<p>Action 10.2.8: Identify any state-level changes needed to implement desired housing and economic development programs/tools.</p> <p><i>Note: Use Legislative Days as main/initial lobbying tool.</i></p>	Partner	<ul style="list-style-type: none"> DCAHC DCEDC 	Annual
<p>Action 10.2.9: Encourage adaptive re-use of existing developments for residential in-fill, affordable housing, and commercial uses.</p> <ul style="list-style-type: none"> Develop partnerships to enable the rehabilitation or conversion of existing sites. Explore reclamation of abandoned homes as affordable housing. <p><i>Notes:</i></p> <ul style="list-style-type: none"> Hold a Wisconsin American Institute of Architects affordable housing “design charette” here. Rehabilitate/redevelop the K-Mart site. 	Partner	<ul style="list-style-type: none"> County-level housing agency DCAHC DCEDC City, Villages, Towns 	On-going/as needed
<p>Action 10.2.10: Identify state and federal grants for potential county airport expansion, which would support local economic development activities.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> Our airport(s) are underutilized, particularly Cherryland. Increased air travel could help sustain the businesses we have (tourism and manufacturing) and encourage more business. Airports could help efforts to market the area for conferences. 	No	<ul style="list-style-type: none"> Airport/APC Local airports DCEDC 	TBD
<p>Objective 10.3: Enact regulatory changes at the local level that will encourage provision of affordable housing and allow for desired housing and economic development.</p>			
<p>Action 10.3.1: Coordinate growth, consistent with the county and municipal future land use maps and goals.</p> <ul style="list-style-type: none"> Periodically review building codes, zoning ordinances, and plans to ensure allowance of an appropriate mix of lot sizes, densities, and housing types. Review zoning regulations to ensure they do not prohibit or excessively restrict desirable economic development activities. Examine current zoning maps and ordinance text to ensure we have enough area available for economic development, including new agricultural uses. Consider creating more light industrial sites to foster business opportunities. 	Lead	<ul style="list-style-type: none"> City, Villages, Towns 	2010, zoning ordinance review; then, on-going/as needed

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DCPD/RPC Other Committees/Agencies Years

- Accommodate low impact home-based business.
- Encourage new conservation subdivision practices that preserve and provide open space, pedestrian accessibility, access to parks/parkways, and new trailways.

Action 10.3.2: Consider adopting/amending zoning that will encourage/require more affordable, alternative, and denser housing options, including:

Lead

- City, Villages, Towns

2010-2012

- Mixed-use development, cluster housing, inclusionary zoning, mandated provision of employee housing for new businesses, accessory residences.
- A range of density and lot size options, with smaller minimum lot sizes and higher densities in areas where appropriate, such as in or adjacent to existing residential areas, downtowns, hamlets, or other commercial areas, or, areas served by public sewer, facilities, and other infrastructure, etc.
- Allowing “in-law”/caregiver units, even in single-family areas
- Provide good density bonuses or other incentives to develop more conservation/cluster housing.
- Decreasing or eliminating minimum square footage requirements.
- Revising multi-family regulations so as to allow density levels that will make the housing affordable
- Create a “workforce housing” zoning district along the lines of Sister Bay’s new district:
 - District would not be placed on zoning maps, but would rather be created as an option within the zoning ordinance text for which property owners/developers/town officials could petition to establish.
 - The only or primary use allowed would be workforce housing; all other uses would have to be supportive of the housing development.
 - Consider requiring establishment of this district (or some other affordable housing provision) when someone is petitioning to rezone to commercial; the housing would need to be located relatively nearby.
- Consider amendments that would separate lot size from density (like Brussels and Union have done), perhaps in combination with a requirement that those homes/lots be clustered.
- Make sure zoning does not make it difficult to keep/re-use/move old cottages/cabins (for example, eliminate square footage requirements for such dwelling units).
- Consider requiring developments (such as land divisions and multiple occupancy

GOALS, OBJECTIVES, AND ACTIONS

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DCPD/RPC Other Committees/Agencies Years

developments) to designate a certain percentage of the units/lots to be sold/rented to low- to moderate-income residents.

- Examine regulations regarding allowance of single-family residence split-offs and small lot creation for family or farm workers to see if they need to be amended in order to achieve original purposes.
- Explore other ordinance tools to encourage or require affordable housing.

Notes:

- *All zoning codes, not just county, need to be amended to be more favorable to affordable housing and economic development.*
- *Changes to date (e.g., to the City of Sturgeon Bay zoning code) have largely been just to make sure code is less of a hindrance. We need to provide incentives or maybe mandates, not just get rid of impediments.*

Action 10.3.3: Develop programs, policies, and ordinance language that encourages “green” building.	Partner	<ul style="list-style-type: none"> • City, Villages, Towns • DCEDC • DCAHC • Local development organizations 	2012-2014
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GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 11: Expand strong existing industries and businesses in the county, while promoting new industries, trends, and economic development implementation ideas that fit Door County.

Objective 11.1: Work to provide the necessary telecommunications and other infrastructure needed to attract new and appropriate businesses to the county.

Action 11.1.1: Identify preferred growth areas that offer the best opportunities to site new businesses and then assess and improve community facilities, services, and infrastructure needed to foster economic growth in these areas. <ul style="list-style-type: none"> • 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. 	Partner	<ul style="list-style-type: none"> • DCEDC • IS/ISC • City, Villages, Towns • Local utilities • Local business/community associations 	2010-2014
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Action 11.1.2: Consider residents' issues and needs in the economic development process, assess impacts of new business on residents, and work with municipalities wanting new business to pay for its proportionate share of new infrastructure. <ul style="list-style-type: none"> • Develop a process and guidelines by which to determine what level or cost of infrastructure provision for new development will be covered by developers and what by the municipality. 	Partner	<ul style="list-style-type: none"> • DCEDC • City, Villages, Towns • Local utilities • Local business/community associations 	2010-2014; then, on-going/as needed
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Note: Ensure that new development is provided with adequate public services and facilities, without placing an unreasonable burden on the community to provide them.

Action 11.1.3: Work to provide the community with reliable and redundant telecommunications and high-speed data capabilities. <ul style="list-style-type: none"> • Study other rural areas to see what has been successfully done in regards to improving technology infrastructure. • Support government efforts seeking better service and redundancy (i.e., run on different paths) for internet, power, cell phones, and other technology infrastructure. • New phone lines need to be installed in many areas of the county. 	No	<ul style="list-style-type: none"> • DCEDC • County Board • IS/ISC • City, Villages, Towns 	TBD
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Objective 11.2: 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.

Action 11.2.1: Develop policies and programs to expand the number and diversity of employers. <ul style="list-style-type: none"> • Help identify ways for local employers to better compete with employers in Green Bay. 	Minimal	<ul style="list-style-type: none"> • DCEDC • DKBEP • DCAHC • Door-Tran 	TBD
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GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<ul style="list-style-type: none"> • Work to establish more/branch business incubators in Door County. 		<ul style="list-style-type: none"> • Local business/community associations 	
<p>Action 11.2.2: Develop policies and programs to increase the quantity and quality of the workforce.</p> <ul style="list-style-type: none"> • Continue to work on ways to recruit more young families/workers into the county. • Increase and promote attainable housing options, transportation services, and public services for the workforce. • Support DKBEP skill-building and educational projects and others like these. • Help develop incentives for NWTC or other graduates to stay/come here. <ul style="list-style-type: none"> ○ Assist high schools and NWTC in preparing young people for jobs that exist in Door County. • Identify young peoples' vision for themselves and integrate with the economic opportunities and needs in Door County. <ul style="list-style-type: none"> ○ Develop career counseling about jobs available here, such as manufacturing. ○ Support/encourage provision of more programs/projects such as those of DKBEP. ○ Gather data that will tell us what young people are doing once they leave (college majors, careers, etc.) in order to identify economic opportunities that might bring them back. • Work with/support employers and agencies – such as Bay Area Workforce Development and Door County Job Center – offering training for young people who want to work but lack fundamental skills such as knowing how to dress properly for work, punctuality/timeliness, attendance, etc. 	Minimal	<ul style="list-style-type: none"> • DCEDC • DKBEP • DCAHC • Door-Tran • Local business/community associations • Schools 	TBD
Objective 11.3: Expand strong existing industries and businesses in the county, and take advantage of other general/national trends.			
<p>Action 11.3.1: Develop, implement, monitor, and evaluate performance of a master economic development plan that addresses county-wide issues and the unique strengths and opportunities of each individual community.</p>	Minimal	<ul style="list-style-type: none"> • DCEDC • City, Villages, Towns • Local business/community associations 	TBD
<p>Action 11.3.2: Develop a local angel investors/networks to take advantage of the many existing and future equity/entrepreneur investment opportunities in the county. <i>Note: Future opportunities are expected once the technology infrastructure is enhanced.</i></p>	No	<ul style="list-style-type: none"> • DCEDC 	TBD
<p>Action 11.3.3: Work to attract businesses we want and that are feasible to establish here:</p> <ul style="list-style-type: none"> • Actively leverage the arts/cultural industry and adult education institutions/opportunities here – those resources can improve/enhance economic 	No	<ul style="list-style-type: none"> • DCEDC • DCVB • City, Villages, Towns 	TBD

GOALS, OBJECTIVES, AND ACTIONS

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development efforts (attracting businesses and/or individual people/families).

- Establish a “green” manufacturing cluster in the county.
- Grow the technology industry (or tech-dependent industries) when good telecommunications infrastructure has been established throughout the county.
- Attract “clean” businesses here, such as insurance companies.
- Enhance and market Door County’s potential as a place for meetings/conferences.
- Holding seminars here on green development, maybe in combination with eco-tourism promotions.
- Help establish service industries for senior residents and visitors.
- Grow the health and hospice care industries.
- Revive idea of possible partnership with UW-Stout re: hospitality industry.
- Emulate or tap into projects in other areas, such as the Film Wisconsin project (filming occurring in Milwaukee and Madison – entice Hollywood up here).

Notes:

- *New businesses could directly support cultural resources (arts-related businesses, etc.) and indirectly (importing new residents who would attend/support cultural resources).*
- *People want to be able to work from home.*
- *Younger people need to be enticed here (better Internet, etc. and more activities will help).*
- *Regarding the health and hospice care industries, due to our aging population, Door County is in a good position to take advantage of these industries.*

Action 11.3.4: Work to take advantage of the national trends of increasing transportation costs, coupled with increasing demand for local product, to support/enhance/market foods and other products produced here.

- Educate businesses, residents, and visitors regarding impact of purchasing local products.
- Support marketing efforts of small businesses and agricultural operations producing things we need.
 - Develop a brand for Door County products.
 - Target marketing at businesses, residents, and visitors.

No • DCEDC TBD
 • UWEX/A&E
 • Local agriculture groups
 • DCVB

Action 11.3.5: Support maritime-related businesses.

- Maintain a strong shipbuilding cluster and related service/ support businesses, and the cluster’s continued sharing of infrastructure.

No • DCEDC TBD
 • Shipbuilding cluster
 businesses

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years

Objective 11.4: Keep our tourism industry strong.			
Action 11.4.1: Work with residents to address the county's increasingly tourism-based economy and to explore options to address the issues raised by such an economy.	No	<ul style="list-style-type: none"> • DCVB • City, Villages, Towns • Local business/community associations 	TBD
Action 11.4.2: Develop and promote ways tourism helps or could help those who live here year-round. <ul style="list-style-type: none"> • Determine how to better use tourism to more widely benefit the entire year-round community. • Help small businesses catering to tourists be financially able to offer employee benefits. 	No	<ul style="list-style-type: none"> • DCVB • DCEDC • City, Villages, Towns • Local business/community associations 	TBD
<i>Notes:</i> <ul style="list-style-type: none"> • <i>More tourism means more diversity in the county's culture and arts.</i> • <i>Often residents have better amenities and services because of the tourist-based economy; municipalities cater to the tourist and try to attract more by building/buying better amenities.</i> 			
Action 11.4.3: Work to provide sufficient activities for tourists to keep them here for longer visits, and to adequately advertise and promote those activities. <ul style="list-style-type: none"> • Invest in the protection or expansion of natural resources and/or other sustainable tourism attractions for visitors. • Develop and promote eco-tourism activities, including kayaking, astronomy, bicycling, birding, etc. • Develop marketing strategies that utilize the Door County name and image, promoting tourism via better branding and utilization of the internet and other media. • Promote the existing and future Door County trail system to generate more tourism. 	No	<ul style="list-style-type: none"> • DCVB • Parks/APC • City, Villages, Towns • Local business/community associations • Local arts associations • Local private conservation organizations 	TBD
<i>Notes:</i> <ul style="list-style-type: none"> • <i>Increasing transportation costs may lead to longer stays, rather than day-tripping. Encourage/market this shift – people who stay here longer will potentially be more involved and invested in the community in general and specifically have more of an economic impact.</i> • <i>Increased interest in eco-tourism: Specifically market eco-tourism opportunities in Door County as well as local “green” inns and restaurants.</i> 			

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 11.4.4: Continue to work to lengthen the tourist season.	No	<ul style="list-style-type: none"> • DCVB • Parks/APC • City, Villages, Towns • Local business/community associations • Local arts associations • Local private conservation organizations 	TBD
<i>Note: In part, this would be to increase the number of tourist industry jobs that are year-round with benefits.</i>			
Action 11.4.5: Improve promotion of all Door County recreational facilities, including the county parks. <ul style="list-style-type: none"> • Cooperate with the DCVB to help them better promote recreation in the county to tourists, especially younger tourists. • Promote county parks as much as state parks. • Create stronger links/better marketing of eco-tourism and year-round tourism opportunities. 	No	<ul style="list-style-type: none"> • DCVB • Parks/APC • City, Villages, Towns • Local business/community associations 	TBD

GOALS, OBJECTIVES, AND ACTIONS

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DCPD/RPC Other Committees/Agencies Years

GOAL 12: Develop, maintain, and up-grade utilities, community facilities, and services in an efficient, coordinated, and cost-effective manner to service the current and future needs of the community’s residential and commercial uses.

Objective 12.1: Maintain adequate staffing and funding levels to establish, improve, and maintain programs, regulations, and education efforts by exploring and implementing solutions to financial issues and constraints.

<p>Action 12.1.1: Periodically monitor population characteristics in relation to services provided, review facilities to determine any need for new or expanded services, and explore options for maintaining/improving upon the level of existing services. <i>Note: Determine how the aging population affects community facilities issues.</i></p>	<p>Partner</p>	<ul style="list-style-type: none"> • County Board • City, Villages, Towns 	<p>On-going/as needed</p>
<p>Action 12.1.2: Work more on a county-wide basis regarding basic community services provided at the municipal level, such as garbage collection and recycling, to increase officials’ awareness of how other municipalities are handling these services, resources and programs that are out there, etc.</p> <ul style="list-style-type: none"> • As appropriate and able, the county shall assist local units of government in identifying funding and technical resources to acquire and improve the services available to their residents. • Investigate impact fees and sales or other taxes (perhaps short-term or lapsing) we could implement to fund programs. • Work with municipalities to explore potential funds to offset necessary utilities improvements. 	<p>No</p>	<ul style="list-style-type: none"> • County Board • UWEX/A&E • City, Villages, Towns 	<p>TBD</p>
<p>Action 12.1.3: Provide efficient and effective fire, emergency, and police services through improved private and public cooperation.</p> <ul style="list-style-type: none"> • Offer educational opportunities for residents and local officials as to how all these services are currently mandated, set up, managed, funded, etc. • Explore more coordination between county-level services and local municipalities so as to provide back-up, services that are tailored to specific municipal needs, etc. • Improve consistency/coordination/cooperation/agreement between municipalities and between government agencies as to level of emergency services desired. • Cooperatively address funding, equipment and staffing needs. • Cooperatively address response times, seasonal needs, and joint planning opportunities. 	<p>No</p>	<ul style="list-style-type: none"> • County Board • Sheriff Department/Door County Law Enforcement and Judiciary Committee • Door County Emergency Services Department/Emergency Services/Communications Committee • City, Villages, Towns • Local fire departments • Local police departments 	<p>TBD</p>

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

- Evaluate – and revise and renew, if needed – any cooperative service agreements.
- Look into tactics to address alcohol use, because of its impact on emergency services.
- Pursue joint kayak and emergency services launches.
- Look at other geographically isolated communities to see if their emergency services provision mechanisms have any ideas to offer us.

Action 12.1.4: Work to provide quality educational opportunities for the residents of the community.

No

- County Board
- City, Villages, Towns
- Local schools

TBD

- Work to revise the funding formula for public schools.
- Explore cost- and service-sharing opportunities for local schools.
 - Give serious consideration to the possibility of county-level administration of the five K-12 school districts.
 - Initial step: explore the possibility of having one superintendent for the five districts. (See Green Bay as a potential model.)
 - Explore further consolidation/service-sharing opportunities for the K-12 schools, particularly between Sturgeon Bay and Sevastopol.
 - Continue to work on and discuss funding issues with regard to NWTC as well as K-12 funding.

Notes:

- *Potential consolidation of schools needs to be periodically re-visited/studied if current funding and population trends continue.*
- *Having a third party coordinating group can generate more cooperation and shared/better services between schools that they could not provide/justify on their own. For example, special needs programs services can be coordinated.*
- *Explore the Cooperative Educational Service Agencies (CESA) model. (CESAs are used in other areas – independent contractors that provides services “between” schools.)*

Action 12.1.5: Provide library service to all residents in a cost-efficient manner, without duplication of services.

No

- Door County Library/Library Board Committee
- Nicolet Federated Library System
- Local schools

TBD

- Continue community membership in the Door County and Nicolet Federated Library systems.
- Consider integrating libraries that may be struggling (membership levels, staffing, etc.) into the school libraries.
- Option of sharing services needs to be periodically re-visited/studied.

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 12.1.6: Consider cemetery (expansion) needs and costs to maintain.	No	• City, Villages, Towns	TBD
Action 12.1.7: Provide health care and child care facilities at pace with community demand. <ul style="list-style-type: none"> • Support community access to necessary health services by supporting existing programs and encouraging the development of new programs. • Support the development of childcare services. 	No	• City, Villages, Towns	TBD
Action 12.1.8: Maintain quality of existing public sewer/water utilities. <ul style="list-style-type: none"> • Support infill expansion. • Safely and cost-effectively operate wastewater treatment systems, planning for anticipated growth upgrades. 	Minimal	• City, Villages, Towns • Local utilities	TBD
Action 12.1.9: Improve recycling/waste disposal practices by residents and businesses by providing educational programs and continuing county “clean sweep” disposal programs. <ul style="list-style-type: none"> • Provide more education regarding disposal of things like batteries, CFL lightbulbs, electronics, chemicals, etc. (i.e., they shouldn’t just be thrown in the garbage), as well as actual places/sites that accept them. • Continue “clean sweep” programs (offered for off-loading junk, hazardous materials, etc.) and allow businesses to participate, possibly for a fee. • Amend the definition of “junk” in zoning ordinances so as to include hazardous or toxic substances. Those substances should not be allowed to accumulate at all, even within current square footage allowances for junk. • Create county-wide recycling/waste standards. 	Minimal	• County Board • DCHD/HC • DNR • City, Villages, Towns • Local private haulers/recyclers	TBD
<i>Note: San Francisco collects left-over paint and dumps it all together and then re-sells it (in limited colors!).</i>			
Objective 12.2: Work to provide adequate, efficient, clean, and local energy sources for county residents and visitors, while minimizing visual and environmental impact of utility installation.			
Action 12.2.1: Undertake educational programs and activities for elected officials, government staff, and private citizens, utilizing state, regional, and local energy specialists and experts.	Minimal	• County Board • City, Villages, Towns • Utilities • UWEX/A&E	Annual
Action 12.2.2: Explore, support, and implement conservation and energy efficiency programs and the use of alternative – particularly renewable – energy resources, including: <ul style="list-style-type: none"> • Biomass (e.g., switch grass, wood “waste,” algae/cladophora) • Animal waste 	Minimal	• County Board • City, Villages, Towns • Utilities	TBD

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

- Wind
- Nuclear
- Gas “peaker” plant
- Algae/cladophora

Notes:

- *Waste treatment methods may provide energy – we can/should try to solve more than one problem at once.*
- *Renewable energy cannot replace fossil fuel energy until an economically feasible storage means is developed. Renewable energy can only offset the use of fossil fuels until this happens.*
- *Solar thermal is the most practical of renewable energy systems.*

Action 12.2.3: Help businesses in the county that use significant quantities of water figure out how to better clean their wastewater before it enters utility systems and/or POWTS, or, better yet, help them find ways to re-use wastewater on site.

No

- City, Villages, Towns
- Local utilities

TBD

Action 12.2.4: Work to achieve consensus between the county, municipalities, and providers as to where we want our energy sources to be located (based on or with specificity re: type).

Partner

- County Board
- City, Villages, Towns
- Utilities

2014-2019

Note: Ensure decisions/goals are not in conflict with each other or with general “Smart Growth” principles.

Action 12.2.5: Promote unobtrusive installations of electric, cable, and telephone services.

Minimal

- County Board
- City, Villages, Towns
- Utilities

TBD

- Work with easement holders – such as DOT and American Transmission Company – to share easements for utility siting.
- Consider implementing regulations regarding utility line aesthetics.
- Consider environmental corridors when siting utilities.

Notes:

- *Primary, high-voltage power lines are expensive to bury in general, let alone given the bedrock issues in Door County. Secondary power lines, however, such as those serving a subdivision or individual uses, can easily and not too expensively be buried.*
- *Telecommunications lines can easily be buried, both in terms of the actual process and cost to do so.*

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

GOAL 13: Develop a transportation system that is safe, economical, efficient, integrated, inter-modal, and interconnected, and adaptable to changes in demand and technology at the lowest possible environmental and social cost.

Objective 13.1: Undertake educational programs and activities for elected officials, government staff, and private citizens.

Action 13.1.1: Develop educational programs and activities that utilize state, regional, and local specialists and experts. Partner • DOT (including Bureau of Aeronautics) Annual

Notes:

Programs should be offered regarding:

- Scope of problem(s)
- Options (types of vehicles, modes, systems/programs)
- Reasons for collaboration
- Consideration/study of options of interest to local government and residents, including:
- Roundabouts
- Railway development- intercity/feeder bus service between proposed Green Bay passenger rail station and Sturgeon Bay.
- More use of ferries and/or harbors for water transportation
- Truck traffic options (safety, road wear and tear, corridors, etc.)

- DCHD/HC
- City, Villages, Towns
- Door-Tran
- DNR
- UWEX/A&E

Objective 13.2: Develop a transportation system that facilitates energy conservation and minimizes associated pollution effects.

Action 13.2.1: County government should decrease its reliance on petroleum-fueled vehicles. Minimal • County Board TBD

- As the county replaces vehicles, consider replacing with fuel-efficient vehicles or vehicles that use other fuel options.
- Consider purchasing biofuel or other potentially cheaper (and definitely more environmentally-friendly) fuel options to replace existing county vehicles.

- DCHD/HC
- Sheriff Department/Door County Law Enforcement and Judiciary Committee
- Parks/APC

Action 13.2.2: County government should encourage/support the use of fuel-efficient and/or renewable energy vehicles by other municipalities and entities. Minimal • County Board TBD

Action 13.2.3: Work to enhance and increase the number of park-and-ride lots. Minimal

- Have more sites added to the DOT plan.
- Have a mini-bus running from park-and-ride lots to specific places.*
- Use and expand our existing informal park and ride system.
 - Identify current and potential areas around Door County currently used as informal park-and-ride lots; formalize and publicize them.

- Door-Tran
- DOT
- DCHD/HC
- City, Villages, Towns

*Note: For example, UWGB is set up so as to encourage walking and biking and discourage the use of cars.

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 13.2.4: Encourage carpooling, ride-sharing, and use of rental cars.	No	• Door-Tran	TBD
Action 13.2.5: Explore shared car programs.	No	• Door-Tran	TBD
<i>Note: See the City of Madison's car sharing program for information and ideas.</i>			
Objective 13.3: Develop and promote public and private transportation that is accessible to all people regardless of age, abilities, and income.			
<i>Notes:</i>			
<ul style="list-style-type: none"> • Transportation efforts should work to utilize the few advantages the county's geographical situation does present: linear, narrow, etc. • Transportation efforts should build upon the community's spirit of cooperation. 			
Action 13.3.1: Work on developing and implementing an inter-modal, interconnected, countywide public transportation system.	Minimal	<ul style="list-style-type: none"> • County Board • Door-Tran • DCHD/HC • DCEDC 	TBD
Action 13.3.2: Explore public transportation systems implemented in other areas of the state with similar issues, such as the Chequamegon Bay area.	Partner	<ul style="list-style-type: none"> • Door-Tran 	2010-2014
Action 13.3.3: Participate in local and regional efforts to increase/expand transportation options beyond the automobile. <ul style="list-style-type: none"> • Explore extending rail transport from Green Bay to Sturgeon Bay (after/as Milwaukee to Green Bay extension is happening). 	Minimal	<ul style="list-style-type: none"> • Door-Tran • DCHD/HC • DCEDC 	TBD
Action 13.3.4: Fully endorse and support Door-Tran activities. <ul style="list-style-type: none"> • Work with Door-Tran on developing and implementing its plan for a coordinated, countywide public transportation system. 	Minimal	<ul style="list-style-type: none"> • County Board • DCHD/HC • DCEDC 	TBD
Action 13.3.5: Work to develop a bus service offering both a fixed-route and door-to-door service.	No	<ul style="list-style-type: none"> • Door-Tran 	TBD
Action 13.3.6: Encourage and support businesses that provide transportation options to employees.	No	<ul style="list-style-type: none"> • Door-Tran • DCEDC 	TBD
Objective 13.4: Provide for a high level of safety and maintenance on the county's highways, while reducing overall travel times.			
Action 13.4.1: Coordinate 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.	Minimal	<ul style="list-style-type: none"> • DOT • DCHD/HC • City, Villages, Towns 	TBD
Action 13.4.2: 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. <ul style="list-style-type: none"> • Points of vehicle ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. 	Partner	<ul style="list-style-type: none"> • DOT • DCHD/HC • City, Villages, Towns 	On-going/as needed

GOALS, OBJECTIVES, AND ACTIONS

COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE

DCPD/RPC Other Committees/Agencies Years

- Adjacent streets should be capable of accommodating the increased traffic associated with the commercial development.
- Protect highway corridors – particularly State Trunk Highways 42, 57, and 42/57 – as high-speed, limited access corridors in order to encourage:
 - Traffic safety (speed, cross-traffic, intersection issues when/if corridors compromised).
 - Road functionality (high-speed, limited access transportation system routes).
- Any highway corridor development should only be served by “reverse frontage roads” (developments take access from frontage roads located behind the development).
 - Allows for beautification of any new development or even some existing development (parking and driveways behind development, land along highway for screening landscaping, etc.).
 - Allows safer traffic movement for areas already developed (existing driveways could be eliminated) and any new areas that might be developed.
- Explore and implement measures to increase truck traffic safety.
- Adequately enforce speed limits.
- Plan for and designate future road rights-of-way.
- Minimize the use of cul-de-sacs, which can act as barriers for many transportation options and for safety vehicles.
- Provide appropriate seasonal supports/maintenance:
 - Salt in the winter.
 - Weed/brush control in the summer.

Note: Door County Highway Department/Highway Committee (DCHD/HC) needs to ensure staff awareness of endangered species and wildlife with regard to maintenance and support activities.

Action 13.4.3: Allow for appropriate highway informational signage.	Minimal	<ul style="list-style-type: none"> • DOT • DCHD/HC • City, Villages, Towns 	TBD
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Objective 13.5: Provide for safe and convenient pedestrian and bicycle travel systems within the community, particularly utilizing opportunities arising in conjunction with road development and redevelopment.

Action 13.5.1: Work toward eventually offering paved space for walking and biking on all roads (not necessarily a designated bike path, just paved space). <ul style="list-style-type: none"> • State and federal funds should be actively sought to assist in such installations. • Installation or enhancement of sidewalks and bike paths along current roads should be undertaken where practical. 	No	<ul style="list-style-type: none"> • DOT • Parks/APC • DCHD/HC • Local bicycle associations • City, Villages, Towns 	TBD
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GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<ul style="list-style-type: none"> • Separate sidewalks and bike paths, running parallel, would be ideal; combined is also an option but less preferable. • Walking/biking paved space should be actively pursued when new roads are established or old roads re-done. <p><i>Note: There needs to be coordination between highway improvement projects and bike trail/improvement planning (i.e., when a road is slated for improvement, discussion/attention to bike route planning should be discussed with the entity doing the improvements).</i></p>			
Action 13.5.2: Look at the existing Bicycle Capital Improvement Plan and determine if need to update/revise; convene necessary players to do so.	Minimal	<ul style="list-style-type: none"> • Parks/APC • DCHD/HC • DCVB • Local bicycle associations 	TBD
Action 13.5.3: Work to 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. <ul style="list-style-type: none"> • Develop biking paths that connect residential and commercial areas, etc. 	Minimal	<ul style="list-style-type: none"> • DOT • DCHD/HC • Parks/APC • City, Villages, Towns • Door-Tran • DCVB • Local bicycle associations 	TBD
Action 13.5.4: Work to develop safe and convenient pedestrian sidewalks, crosswalks, and walking paths, particularly within community core areas. <ul style="list-style-type: none"> • Develop walking paths that connect residential and commercial areas, etc. 	Partner	<ul style="list-style-type: none"> • DOT • DCHD/HC • City, Villages, Towns • DCVB • Local bicycle associations 	On-going/as needed
Action 13.5.5: Have bikes available for public use.	No	<ul style="list-style-type: none"> • Door-Tran • City, Villages, Towns • Local business/community associations • Local bicycle associations 	TBD
Action 13.5.6: Increase the number of bike racks throughout the county.	No	<ul style="list-style-type: none"> • Parks/APC • DCHD/HC • Door-Tran • City, Villages, Towns • DOT • Local bicycle associations 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
Action 13.5.7: Update existing suggested “bike route” maps to include those highways with wider than standard paved shoulders.	No	<ul style="list-style-type: none"> • Door-Tran • DCHD/HC • DCVB • Local bicycle associations 	TBD
Objective 13.6: Undertake county-wide planning for air transportation needs and facilities so as to utilize existing and planned airport facilities to their fullest extent.			
Action 13.6.1: Explore avenues for airport facility coordination (Cherryland, Ephraim-Gibraltar, Washington Island). <ul style="list-style-type: none"> • Consider establishing an Airport Commission made up of knowledgeable individuals to guide and oversee related activities for airports, heliports, and possibly seaplane bases. 	No	<ul style="list-style-type: none"> • Airport/APC • Local airport commissions • DCEDC 	TBD
Action 13.6.2: Be proactive in supporting the Five-Year Airport Improvement Program for the county’s three airports, which includes the following improvements for Cherryland: <ul style="list-style-type: none"> • Accommodate larger aircraft. • Buy property for east/west runway. • Improve communication facilities. <i>Notes:</i> <ul style="list-style-type: none"> • <i>The Plan was previously supported by the County board.</i> • <i>Up to 98% federal funding is currently available for these projects.</i> 	No	<ul style="list-style-type: none"> • Airport/APC • DCEDC • DCVB 	TBD
Action 13.6.3: Monitor capacity and usage at existing airports, supporting upgrades and expansions as the community deems necessary and appropriate.	No	<ul style="list-style-type: none"> • Airport/APC • Local airport commissions • City, Villages, Towns 	TBD
Action 13.6.4: Develop/update plans for land acquisition and facility development at air transportation facilities, including funding related to financing future projects.	No	<ul style="list-style-type: none"> • Airport/APC • Local airport commissions • DCEDC 	TBD
Action 13.6.5: Promote air transportation facilities as a county resource, including educating the public as to their place in the county’s transportation and economic systems. <ul style="list-style-type: none"> • Use the airports in the county to enhance economic development and overall transportation plans. • Use the airports in the county as an educational and recreational resource. <i>Notes:</i> <ul style="list-style-type: none"> • <i>Increased airport facilities and air travel could help sustain the county’s existing businesses/industries (such as tourism and manufacturing) as well as encourage</i> 	No	<ul style="list-style-type: none"> • Airport/APC • Local airport commissions • DCEDC • DCVB • City, Villages, Towns 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p><i>more business to locate in the area.</i></p> <ul style="list-style-type: none"> Improved air travel to Door County could make it easier to market the area for conference and educational purpose. 			
Action 13.6.6: Review land use regulations for areas surrounding air transportation facilities for consistency with FAA guidelines and regulations.	Lead	<ul style="list-style-type: none"> Airport/APC Local airport commissions City, Villages, Towns 	2010-2014
Objective 13.7: Provide safe access to and use of public waterways as part of the transportation system within the county.			
Action 13.7.1: Maintain existing public piers, launches, harbors and consider developing more when /if necessary.	No	<ul style="list-style-type: none"> DNR City, Villages, Towns 	TBD
Action 13.7.2: Coordinate with the DNR and U.S. Coast Guard in offshore transportation management and enforcement.	No	<ul style="list-style-type: none"> U.S. Coast Guard DNR City, Villages, Towns 	TBD
Objective 13.8: Development approvals should consider transportation access and improvement in order to promote desirable land use patterns.			
Action 13.8.1: Future development should, if possible, have access to transportation and minimize automobile dependency. <ul style="list-style-type: none"> Dense housing developments should be built near jobs and services. Review and revise zoning so as to allow appropriate land uses that don't require automobile transportation, e.g., uses in conjunction with residences and agricultural operations. 	Partner	<ul style="list-style-type: none"> City, Villages, Towns DCEDC 	On-going/as needed
Action 13.8.2: Consider limiting the use of critical sites for critical use.	Partner	<ul style="list-style-type: none"> City, Villages, Towns 	On-going/as needed
<i>Note: For example, a shipyard has to be built on the water, but hotels, restaurants, multi-family condominium complexes, etc. do not necessarily have to be.</i>			
Action 13.8.3: Require sidewalks and bike paths for dense or mixed-use development areas.	Partner	<ul style="list-style-type: none"> City, Villages, Towns 	On-going/as needed
Action 13.8.4: Increase the number of handicapped parking spaces on streets for businesses that do not have parking lots. <ul style="list-style-type: none"> Increase enforcement for those who misuse the current spots. 	Partner	<ul style="list-style-type: none"> City, Villages, Towns 	2014-2019
Objective 13.9: Minimize impacts on buildings and structures resulting from the location of transportation facilities.			
Action 13.9.1: 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. <ul style="list-style-type: none"> Minimize the total amount of land used for transportation facilities. 	No	<ul style="list-style-type: none"> DOT DCHD/HC Airport/APC City, Villages, Towns Local business/community associations 	TBD

GOALS, OBJECTIVES, AND ACTIONS	COMMITTEE/AGENCY INVOLVEMENT AND TIMELINE		
	DCPD/RPC	Other Committees/Agencies	Years
<p>Action 13.9.2: 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.</p> <ul style="list-style-type: none"> Consider access point standards and traffic and pedestrian flow when developing design review or historic preservation regulations. 	No	<ul style="list-style-type: none"> DOT DCHD/HC City, Villages, Towns <i>Door County Historic Preservation Committee</i> Local historical associations 	TBD
<p>Action 13.9.3: Identify and preserve abandoned rail and/or utility rights-of-way corridors for future transportation facilities such as bicycle, pedestrian, transit, and/or arterial streets.</p>	Partner	<ul style="list-style-type: none"> DCHD/HC Utilities DCVB 	2012-2014
<p>Objective 13.10: Enhance scenic vistas while avoiding or minimizing any negative impacts on natural resources resulting from the location of transportation facilities.</p>			
<p>Action 13.10.1: Avoid or minimize the negative impact on environmental corridors, natural areas, significant wildlife habitats, endangered species, wetlands, and waterways resulting from the location of transportation facilities.</p>	Partner	<ul style="list-style-type: none"> DOT DCHD/HC City, Villages, Towns 	On-going/as needed
<p>Action 13.10.2: Develop transportation construction plans 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.</p>	No	<ul style="list-style-type: none"> DOT DCHD/HC SWCD/LCC City, Villages, Towns 	TBD