

SUMMARY OF PUBLIC MEETING

Regarding Development of a Vision to Guide the Door County Smart Growth Plan Creation

**Baileys Harbor Town Hall
Tuesday, May 1st, 2007**

1. Open Meeting/Introductions

Staff from the Door County Planning Department and University of Wisconsin – Extension held a public meeting on Tuesday, May 1st, 2007 at the Baileys Harbor Town Hall regarding the development of a vision to guide the Door County Smart Growth comprehensive plan creation. The meeting opened at 7:00 p.m.

Meeting Attendees, per sign-in sheet:

Residents and Property Owners

Kari Anderson
Barbara Anschutz
David Bell
Tom Birmingham
Guy S. Fortin
Marilyn Hansotia
Phil Hansotia
Ann Hippensteel
Louis Janda
Bill Kuhns
Jeanne Kuhns
Steve Leonard
Jeanne Majeski
Carole Maronek
Jim Maronek
Charlie Most
Hugh Mulliken
Andrew Nocker
Will Oakley
Jim Seaquist
Steve Sohns
Chuck Stage
Gina Wautier
Jackie Zehnder
Tom Zehnder
Byron Zeisler

Staff/Meeting Facilitators

Mariah Goode, DCPD
Becky Kerwin, DCPD
Rob Burke, UWEX

Interested Agencies

Laurel Braatz, WI Dept. of Natural Resources

2. Overview: “Smart Growth” legislation and county plan development process

Door County planning staff provided a handout regarding the state’s Smart Growth legislation (attached) and described the process the county plans to follow in completing the county-level Smart Growth plan. This meeting is the fourth of four that county planning staff will hold throughout the county to help develop a draft vision statement that will guide the remaining county plan work efforts. After the visioning sessions are completed, work on each topical element will be undertaken. That work will include “work group” meetings where input regarding potential goals, objectives, and policies will be solicited from members of the public and relevant agencies and organizations. The target date for completion of the plan as a whole is December 2008.

3. Public input exercise: “What are Door County’s greatest assets?”

DCPD staff gave meeting attendees notecards and asked them to write as many responses as they wished to the above question. Once all residents had written down their ideas, DCPD staff asked them to pick/rank their top response, writing the number 1 next to it.

Each person was then asked to share their top response with the larger group. Once those top ideas were shared and recorded on flip chart sheets, each attendee was given six adhesive dots to use as “votes” toward their favorite ideas. (Note: attendees were free to place one vote each on six separate items, or all six votes on one single item, or any method in between those two.)

Below is a chart depicting the ideas shared with the larger group as attendees’ top responses to the question, “What are Door County’s greatest assets?” and the number of votes each item received from attendees.

Number of votes	Asset
16	Cultural assets: arts, music, theatre, galleries, authors, museums
13	Rural farmland and buildings
13	Sporting access: hiking, cross-country skiing, snowshoeing, water sports, snowmobiling, hunting
13	Protected lands
11	250 miles of waterfront
9	Scenic vistas and living
9	High drinking water quality
7	Unique ecology, geology, climates, plants, and wildlife
6	History
6	Social conscience – caring about each other, sense of community
5	Large number of parks
5	Diverse communities
5	Forests and rustic roads
5	Human service agencies
4	Stable religious community
4	Low population density
3	Schools
3	Historic buildings
2	People
2	Controlled development
2	Nature
2	Unique businesses and owners
1	Sense of peace

1	Small government footprint
1	Good mix of industry
1	Good base of retirees to help with cultural and educational activities
1	Volunteerism
1	Green economy
0	Availability of land for development
0	Availability of places to stay and to eat
0	Improved road access
0	Large tax base
0	Location within Wisconsin
0	Good base of service and tradespeople
0	Shops

Note that all notecards – not just the top/shared responses – were collected and have been included in this meeting summary (see Appendix One).

4. Overview: Planning data

DCPD staff member Becky Kerwin provided meeting attendees with an overview of the types of data being collected for the county comprehensive plan. The Powerpoint slide presentation is available for view on the county website at <http://map.co.door.wi.us/planning>.

5. Public input exercise: “What words or phrases best capture your vision for Door County’s future?”

Meeting attendees were then asked to write down on notecards their ideas with regard to the above question, and upon completion, to pick and number their top 3 responses, which were then shared with the larger group. After those ideas were shared and transcribed onto flip charts, meeting attendees were again given six “votes” to place as they wished next to their favorite(s). Below is the chart depicting the top ideas shared and the votes cast for each idea.

Number of Votes	Words or phrases – vision for Door County
12	Renewable energy
12	Save existing snowmobile system and develop into a multi-use trail system
12	Economic development and affordable housing to attract and retain young families
9	Large medical institutions, possibly government-funded, to serve as both tourism-enhancement and economic development tools
9	Place to live that offers beauty, convenience, safety, and tranquility
9	Improvements in public transportation within and to & from the county
9	Balance between growth and preservation of Door County’s natural and cultural resources, creating a sense of place
8	Long-range planning and “design” for town and village centers
8	Diverse natural and human community that balances human needs/wants with environmental needs
7	Local living economy – economic self-sufficiency
6	Protected groundwater
5	Maintain open spaces and public access to natural areas
5	Support our residents as much as we do our natural resources
5	Save rural farmland and homesteads for future generations
5	Protected from over-development in order to retain natural beauty

4	Sustain tourism
4	Adequate emergency services during peak tourist times
4	Cooperation between local governments on planning and development issues
3	Viable commercial shopping for local residents
3	Emphasis on sustainability and conservation
2	Encourage and seek out creative and unique commercial ventures to attract tourists and create jobs
2	Ideal place to establish a Great Lakes and water quality research center
2	Incentives for green construction and green land uses
1	Creating a regional and national awareness of the area's assets
1	Increased road setbacks
1	Diversification of economy
1	More cruise ships visit Sturgeon Bay
1	Service industry workers for the aging population
0	Stabilized lake level, water quality improvements, clean beaches
0	Taking responsibility for mitigating Door County's contributions to global warming
0	Excessive number of people in summer months
0	Cooperation of multiple land users
0	No loud trucks through villages
0	Promote education, for all age levels

Note that all notecards – not just the top/shared responses – were collected and have been included in this meeting summary (see Appendix Two).

6. Adjournment

The meeting adjourned at approximately 9:05 p.m.

Appendix One

This appendix contains all of the responses written on notecards by meeting attendees in response to the question “What are Door County’s greatest assets?” If the number 1 appears in parentheses after the item, it indicates that a meeting attendee designated that response as their top response to the question.

- 250 miles of waterfront (1)
- People (1)
- Unique businesses and business owners (1)
- School districts (1)
- Scenic vistas (1)
- Natural beauty (1)
- Access to Lake Michigan (1)
- Scenic living (1)
- Rural farm land and buildings (1)
- Many state, county, and town parks (1)
- Sporting access: hunting, fishing, snowmobiling, camping, walking trails, boating access (1)
- Niagara Escarpment = diverse species, views (1)
- Beauty and unique character, sense of peace pervades, multi-faceted facilities for family gatherings (1)
- Social conscience/consciousness (concern for each others’ well-being) (1)
- Unique ecological zone – climate, plants, geology, “natural areas” (1)
- Nature (1)
- Natural beauty – wildlife (1)
- Scenic natural areas (1)
- Exceptional pool of artists, musicians, and authors (1)
- Waterfront areas (1)
- Clean shorelines, clean water, good fishing (1)
- Natural environment (1)
- People who live here (1)
- Natural areas: water, protected lands, scenic beauty (1)
- Life pace and style of living (2)
- Rural character (2)
- Farmland and old farm buildings (2)
- Forests (3)
- Its people, communities (3)
- Availability of urban “assets” within a rural environment – e.g., performing arts, restaurants, stores, etc. (3)
- Green economy – e.g., no steel mills (4)
- The arts and its tourist-based economy (4)
- Historic buildings remaining from early development (4)
- Great leadership on county board (5)
- Quaint villages and some attention to retaining the small-town look through architecture, narrow streets (5)
- Tree-lined roads (rustic) (6)
- Parks (7)
- Cultural attractions, i.e., art galleries, theatres (8)
- Interesting geological features (9)
- Diverse, unpretentious population (10)
- Open spaces/conserved spaces
- Water

- People, especially the children
- Environmental conscience/consciousness
- Diverse ideas – Southern Door, City of Sturgeon Bay, and Northern Door County are like 3 different counties
- Wealth – large tax base
- Sense of community – concerned citizenry
- Its geography
- Generosity – people who will get involved to make improvements
- Geography – uniqueness
- Typical Door County historic villages, architectural examples, and communities
- Coastlines, beaches, bluffs
- Agricultural assets, farm buildings
- Congregation of artists and galleries, arts activities
- Scenic landscape – tourism magnet
- Wilderness areas with rare geologic, bird, and plant life
- Lake Michigan with long shoreline
- Large pool of talented and experienced senior citizens
- Adult arts and education institutions, e.g., The Clearing, Bjorklunden, Peninsula Art School, etc.
- Naturalists
- Beaches
- Parks
- Undeveloped woodlands
- Small town
- Scenic views
- Large art and cultural base compared to similar populations
- Diverse ecosystems
- Low crime rate
- Ample Great Lakes shoreline
- Beautiful parks
- Quaint tourist industry versus modern, over-built Dells
- Quieter life-styles – can relax
- Scenic orchards
- Good balance of convenience (except internet speed at some locations) with preservation of “quality of life”
- Cultural offerings excellent
- Clean
- Controlled development in many areas
- Active art community
- Unspoiled landscapes and rural areas
- Improved road access from outside areas
- Variety of musical and dramatic performances
- State parks, county parks
- Lighthouses
- Friendly, helpful people
- Good base of educated retired persons willing to participate in and direct cultural/educational activities
- Privacy
- Tourism
- Water access
- Snowmobile trails
- Natural rock formations: bluffs, scenic views

- Complete and beautiful snowmobile trail system traveling through all types of Door County lands: open fields, forests of different tree types, swamps, waterways, etc.
- Our parks are quite special
- The uniqueness of small family-owned businesses
- Lake and lakeshore
- Woods
- Weather – and unique vegetation (plants)
- Beauty as you drive around
- Mix of visiting people and families
- The arts – music and paintings
- Shops
- Parks – state, town, and county
- Water – Green Bay, Lake Michigan
- Protected areas: Mink River, Mud Lake, Toft Point, The Ridges, etc.
- Its elected officials
- Its citizens
- Diverse wildlife
- Open space
- Clear view of the night sky
- Recreational opportunities: hiking trails, kayaking, cross-country skiing, etc.
- Visitors that keep the economy going
- Variety of terrain
- Diversity of activities available
- Cultural opportunities – arts, entertainment, etc.
- Ethnic heritage(s)
- History of area and its people
- Dining – drive-in to gourmet
- Character of year-round residents
- Number of parks
- Rural character
- The Ridges
- Multiple natural areas, parks, open spaces
- Community involvement with school districts
- Recreational opportunities
- County-supported services: library, ambulance service, etc.
- Still limited number of people
- Unlimited water
- Manageable amount of snow
- Good transportation – Hwys 42 and 57
- Abundant wildlife
- Good for boating, watersports, snowmobiles, hiking, climbing
- Great county parks
- State parks
- Human service agencies
- Arts and culture
- Schools
- Industries
- Interesting shoreline (before cladophora)
- Rural nature, open fields, and orchards (threatened by development)
- Diverse character of villages

- Learning opportunities through nature centers, Clearing, Bjorklunden, Crossroads
- Sensational water access and views
- Beautiful orchards
- State parks
- Good neighborhoods
- Beaches
- Water activity (boating, fishing, other recreational opportunities)
- Large areas of undeveloped land
- History
- Shoreline
- Sense of community
- Location
- Versatility (fishing, watersports, hiking, camping, etc. etc.)
- The arts
- Rural nature – open spaces
- Low density
- Lake, Bay, rivers, lakes, ponds, etc.
- Low or small governmental footprint
- Parks and recreation
- Beautiful views of water
- Small-town images – villages, not cities
- State parks and protected lands
- Niagara Escarpment
- Farmland, vistas
- Our islands
- Our history/heritage
- Strong leadership of caring elected officials who have concern for the future of Door County
- The arts, music, theatre, galleries

Appendix Two

This appendix contains all of the responses meeting attendees wrote down in answer to the question, “What words or phrases best capture your vision for Door County’s future?” If the numbers 1, 2, or 3 appear in parentheses after the item, it indicates that a meeting attendee designated that response as one of their top three responses to the question.

- Conservation of: land, resources (1)
- Too much restriction on land use. Posted don’t use my land. (1)
- Planned development – especially in Southern Door (1)
- Clean beaches – controlled run-off (1)
- I envision a stable economy with well-paying jobs that will entice young families to settle here to raise their children (1)
- “Town of Mayberry” atmosphere while providing high standard amenities and services (1)
- Needs young families but lacks affordable housing (1)
- Local governments that will cooperate in planning (1)
- Protect groundwater (1)
- Emphasis on sustainability (1)
- Too many people in summer (1)
- Protect open rural areas from development by allowing landowners to save their land, pass it on to heirs, etc. Not having to sell it because they can’t afford the taxes to keep it as it has been. (1)
- A place to live which offers: beauty, convenience, safety, tranquility (1)
- Long-range planning and “design” of town and village centers (1)
- Protection of large-tract undeveloped lands, both private and public (1)
- Large medical institutions for cancer research, convalescence centers, etc. (1)
- Natural assets preserved and respected (1)
- Architectural standards and limitations enforced in village and town centers (1)
- Maintain healthy and diverse ecology (1)
- Preservation/conservation (1)
- A county where we support residents more than the natural resources! (1)
- Conserved rural character (1)
- Controlled growth – “Smart Growth,” sustainable growth (1)
- Develop wise utility plans to maintain resources (2)
- Stringent control of electrical generating plants, commercial wind generators, etc. (2)
- Planned, clustered development with emphasis on preserved areas (2)
- Growing economic base to maintain viable population (2)
- Energy efficient, ecologically sound transportation options, i.e. public transport (2)
- Not enough snowmobile trails (2)
- Seeking out and encouragement of unique, “creative,” but appropriate commercial ventures (shops, etc.) (2)
- Develop water quality and use Research Center (2)
- Local living economy – self-reliance community (2)
- Slow and steady growth of tourism (2)
- Restricted development (2)
- A place where young families can afford to live (2)
- A safe community with low or no crime rate (2)
- Renewable energy (2)
- Placement of new buildings so not obvious – further from roads, back in woods (2)
- Sustainable development: controlled development, possible increase in available housing for lower income population (2)

- Development planned and controlled better (2)
- More foreign luxury ships coming to Sturgeon Bay and Green Bay (2)
- Sustained tourism (2)
- Sustained growth and job base (3)
- A place with affordable housing and transportation options (3)
- Service industries to serve aging retirees (3)
- Development of a sound commercial business environment to provide competitive shopping businesses to keep residents at home (3)
- Maintain open spaces and public access to natural areas (3)
- Maintain natural areas and scenic vistas while promoting outdoor sports and development (3)
- Regional and national awareness of the area's assets (3)
- Improvements in public transportation: Sturgeon Bay to Green Bay, Sturgeon Bay to Milwaukee (3)
- Support of cultural growth (3)
- Maintain small-town mentality within large space preservation (3)
- Incentives for cultural activities (3)
- A county where we support business (3)
- Clean industries with a skilled workforce (3)
- Unite common interests/resources across the county, e.g.: conservation, education, volunteers, food banks, marketing (3)
- Recreation (3)
- Too much building, like by Egg Harbor (3)
- Fewer cars – some kind of transportation service: bus, taxi, limo (3)
- Increased number of year-round residents in both Southern and Northern Door County (3)
- Further decrease in agriculture (4)
- Stagnation of shipbuilding activities (5)
- Stagnation of multi-family development (6)
- Diversification of economy in Sturgeon Bay (7)
- Preservation of undeveloped wild lands and beach areas
- Controlled development in all areas
- Affordable housing for workers in tourist industries
- Cooperation between northern and southern areas
- A diverse natural and human community that balances human needs and desires with the needs of our natural environment.
- A place where one can step out of the chaos of urban life into a nature-based tranquil life with a strong sense of community
- A community full of natural and cultural assets where people can develop their minds and spirits
- The “Cape Cod of the Midwest”
- No loud trucks through Jacksonport and other villages, i.e., more peace and quiet
- Possible public transportation – with alternative fuel – “dial a ride”, carpooling
- Continued support of the arts and educational opportunities
- Continued support of diverse commerce
- Adequate emergency services during peak tourist times
- We live in a beautiful place that needs protection from over-development. Door County will be developed – let's make sure it happens in a way that won't destroy its natural beauty.
- Preserve cultural heritage
- Maintain growth in clusters
- Preserve natural areas
- Direct growth/land use to areas that fit that use
- Preserve historical appearance of villages
- Green industry in industrial parks

- Combine school districts
- Develop green energy options, e.g. solar pools, wind energy
- Develop low-cost housing – mix development with planned trails
- Low carbon footprint
- Green destination
- Stability
- Water quality
- Open spaces
- Public transportation system
- Control of invasive species
- Sustained water supply
- Historic preservation
- Warmer winters
- Preserved
- Affordable
- Healthy
- Informed
- Educated
- Safe
- Caring
- Fun
- Accessible
- Architectural review
- Public transportation
- A county where we support farmers and fruit growers
- A beautiful and healthy place to live with convenience and tranquility
- Attract young families
- Limit development
- Increased emphasis on alternative energy, i.e., wind/solar power
- Diverse housing development (condos as well as affordable housing)
- Help farmers and small agricultural businesses to stay in Door County.
- Protect and come up with a plan to save our snowmobile trails before all are lost. This brings much revenue to Door County winter businesses and Wisconsin tourism as a whole.
- Save our historic places, buildings and our history.
- Protect our small businesses so they can continue to make a living here.
- Protect our wetlands and natural areas from development.
- Opportunities – wind power
- International tournaments in sports: at the Sister Bay Sports Center, sailing regattas from Fish Creek to Menominee
- Lake level and water quality stabilized
- Protected areas expanded
- Rural life preserved and farm industry stabilized
- National recognition of arts community
- Affordable health care for year-round population
- I envision an excessive amount of people in Door County in the future.
- Balance between growth/development and the preservation of Door County's natural and cultural heritage
- Providing cultural and outdoor educational/recreational opportunities to create a sense of place for youth and adults
- Natural beauty and landscape unchanged from 2007

- Overdeveloped around some townships
- Oceanography institute
- Environment conducive for learning institutions and conventions
- Needs public transportation
- Encourage food processing industry
- Grow biking and running events
- Economic stability
- Environmental stability
- Mitigated global warming – community taking social responsibility, environmental responsibility
- Decentralization

Wisconsin's "Smart Growth" Legislation

1999 Wisconsin Act 9 – commonly referred to as Wisconsin's "Smart Growth" legislation – states that by January 1, 2010, any municipality that has programs or takes actions that affect land use must have a comprehensive plan upon which those programs or actions are based. Below are the plan elements required.

Issues and Opportunities. Overall goals and programs to guide future (re)development of the municipality over a 20-year planning period. Background information, including population, household, and employment forecasts, demographic trends, age distribution, education levels, income levels, employment characteristics.

Housing. Objectives, policies, goals, maps and programs to provide an adequate housing supply that meets existing and forecasted housing demand. Assessment of the age, structural, value, and occupancy characteristics of housing stock; specific policies and programs promoting the development of housing and providing a range of choices that meet the needs of persons of all income levels, age groups, and special needs. Policies and programs that promote the rehabilitation and maintenance of existing stock and also availability of land for the development or redevelopment of low-income and moderate-income housing.

Transportation. Objectives, policies, goals, maps and programs to guide development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking, and water transportation. Comparison of local plan to state and regional transportation plans. Identification of highways by function, incorporation of applicable state, regional, and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban and rural area transportation plans, airport master plans, and rail plans.

Utilities and Community Facilities. Objectives, policies, goals, maps and programs to guide future development of utilities and community facilities, such as sanitary sewer; 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 and child care facilities; other public facilities such as police, fire, and rescue services, libraries, schools.

Agricultural, natural, and cultural resources. Objectives, policies, goals, maps and programs for 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, parks, open spaces, historical and cultural resources, community design, and recreational resources.

Economic development. Objectives, policies, goals, maps and programs to promote the stabilization, retention, or expansion, of the economic base and quality employment opportunities, including an analysis of the labor force and economic base. Assessment of categories or particular types of new businesses and industries that are desired, and strengths and weaknesses with respect to attracting and retaining businesses and industries. Identification of applicable county, regional, and state economic development programs.

Intergovernmental cooperation. Objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent governmental units, for siting and building public facilities and sharing public services. Analysis of the relationship with school districts and adjacent local governmental units, and to the region, the state, and other governmental entities. Identification of existing or potential conflicts between the municipality and other governmental units and processes to resolve.

Land use. Objectives, policies, goals, maps and programs to guide future development and redevelopment of public and private property. Amount, type, intensity and net density of existing land uses, such as agricultural, residential, commercial, industrial, etc. Analysis of trends in supply, demand, and price of land, opportunities for redevelopment and existing and potential conflicts. 20-year mapped projections, in 5 year increments, of future residential, agricultural, commercial and industrial land uses. Maps of current and future land uses, productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, and the boundaries of the areas to be served by public utilities.

Implementation. Timetable of programs and actions, including proposed changes to any zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, in order to implement the objectives, policies, plans, and programs above. Method by which plan will be updated (at least every ten years).