

SUMMARY OF PUBLIC MEETING

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

**Town of Washington Community Center
Monday, October 16, 2006**

1. Open Meeting/Introductions

Staff from the Door County Planning Department held a public meeting regarding the development of a vision to act as a framework guiding the Door County Smart Growth comprehensive plan creation on Monday, October 16, 2006 at the Town of Washington Community Center. MaryLee Benson, Chair of the town's planning/zoning committee, opened the meeting at 7:00 p.m.

Meeting Attendees, per sign-in sheet:

Residents and Property Owners

MaryLee Benson
William Norris
Bill Olson
Rhonda Dix
Michael Kickbush
Mike Davis
Joel Gunnlaugsson
Chari Rutledge
Ham Rutledge
Jim Young
Margaret Young
Jim VanRamshorst
Jim Goodwin
Bonnie Munao
Dutton Morehouse
Amy Jurgenson
Terry Henkel
Jennifer Munao
Steve Eaton

DCPD Staff

Mariah Goode
Becky Kerwin

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 first of at least 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, one response per notecard. Once all residents had written down their ideas, DCPD staff asked them to pick/rank their top 3, writing the numbers 1, 2, or 3 on the appropriate cards.

Each person was then asked to share their top responses with the larger group. Once those 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 assets 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	Natural beauty/scenery/open space (non-agricultural)
12	Location – unique destination as both a peninsula (county-wide asset) and as an island (Washington Island-specific asset); “island mystique”
11	Small-town flavor – peaceful lifestyle (as opposed to hectic urban lifestyle), fellowship of community, people are supportive and close-knit, etc.
10	Natural resources – clean water and air, clear night sky, birding habitats, etc.
9	Recreational Areas – state, county, and town parks; opportunities for hiking, biking, canoeing, etc.
8	Lack of large developments – condominium complexes, huge marinas, etc. (Washington Island-specific asset)
8	Slow population growth
7	History – buildings, museums, shipwrecks, lighthouses, etc.
5	Arts and cultural resources – talented mix of people as well as places like Sievers, Peninsula Art School, the Clearing, the TPAC, Art and Nature Center, Fishing Museum
4	Agriculture and related open spaces (also, Washington Island-specific asset is that the island is Zone 5, an advantage over mainland Door County)
4	Shoreline/waterfront resources
2	Character of the original town centers (county-wide generally)
1	Town of Washington’s islands
1	Airport (Washington Island-specific asset)
1	Low crime rate/safety
1	Clean environment
1	Forestry potential
0	Year ‘round accessibility – some islands are not (Washington Island-specific)

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 viewing on the county website at www.map.co.door.wi.us.

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

Meeting attendees were asked to write down on notecards their ideas with regard to the above question, and upon completion, to share their top idea 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.

Number of Votes	Words or phrases – vision for Door County
16	Increased employment opportunities to retain youth and attract young families – affordable/different housing options
15	Essentially same as now – limited growth, maintain rural atmosphere
10	Increased/better support services for elders
10	Development should be dense, contiguous to existing development – regulated, controlled development
9	More workshops/educational seminars, etc. (similar to Sievers’ model), particularly in fall/winter/spring
8	Continued co-existence with and in harmony with existing natural resources
7	Internet/cottage-based industry (rather than expanding tourism or construction industries)
7	Expanding tourism appeal to be year ‘round – promote eco-tourism
7	Size caps on houses to retain quaintness
3	Economically viable farms – small-scale, sustainable, value-added/specialty agriculture
3	Healthier natural environment – shore, forests, etc.
2	Strengthening school district
2	Forestry – small-scale, sustainable, value-added/specialty
1	Larger library/increased services
1	Downtown architectural identity

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 9:15 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 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.

- Washington Island (1)
- Natural beauty – scenery (1)
- Clean water and air – natural resources (1)
- Many scenic recreational areas for a variety of activities – hiking, biking, canoeing, etc. (1)
- Solitude/peaceful lifestyle (versus hectic urban lifestyle) (1)
- Open space (1)
- Many residents are accomplished artists and/or have great cultural and intellectual gifts (1)
- Natural beauty (1)
- Agriculture (large open spaces) (1)
- Water/shoreline (1)
- Unique inland and shoreline undeveloped natural area ecosystems (1)
- Natural shoreline (1)
- Seclusion (1)
- Fellowship of community (1)
- Small, caring community with good mix of talented people (1)
- Natural beauty (1)
- Uniquely located so that it feels isolated yet is fairly easily reached from major population centers (1)
- Generally safe communities – low crime rates (2)
- Lack of commercialization (unspoiled) and condos (on Wash. Is.) and huge marinas (on Wash. Is.) (2)
- Some remaining arable land (agricultural) (2)
- Clean environment (2)
- Forests (2)
- Busy, varied activities yet still possessed with broad vistas of pasture and woodlands (2)
- Rural atmosphere (2)
- Washington Island’s unique geographic location, structure, and the lake (2)
- Natural beauty of land and water (2)
- Its people, who have similar, strong reasons for living here (2)
- Character of original towns (2)
- Close-knit, homogenous community with strong mutual support – Washington Island (2)
- Ecological and environmental resources (2)
- Zero or small population growth (2)
- Sense of openness and countryside flavor due to its agricultural and natural areas (2)
- The lake and bay (2)
- Rural atmosphere (3)
- Peaceful environments far removed from hectic and stressful city influences (3)
- Concern for one another (3)
- Clean air (3)
- Water access/shore accesses (3)

- Pace of life is slow (3)
- Washington Island's history/mystique (3)
- Elderly (retired), educated population (3)
- Small-town flavor
- Some forestry potential (3)
- Four distinct seasons – each having the best that season can offer anywhere in the continental U.S. (3)
- Parks (3)
- Abundant open space (on Wash. Is.) (3)
- Safe environment (3)
- Great recreational opportunities (3)
- Rock Island (3)
- Natural and relatively unspoiled beauty
- Clear night sky (3)
- Washington Island's location on the distant edge ref. (?) major metro areas (4)
- Location and recreation (4)
- Unique character of the island (a refuge away from the mainland)
- Viable agricultural cropland (Wash. Isl.)
- Quiet, serene, informal (on Wash. Isl.)
- Openness?
- Public access points
- Relatively low crime
- Strong feeling of help = friends and families
- Wildlife sanctuary (on Wash. Is.), birding
- Low pollution
- Water
- Small student/teacher ratio
- Accessibility
- Industry
- Tourism
- Nature trails
- Lighthouses
- Wetlands
- Historical places
- Beaches
- Parks
- Washington Island's slow, peaceful pace (like our internet connections)
- Quiet
- Scenery
- Non-commercial development
- History
- Trees
- Washington Island's people, air, water, and weather
- Undeveloped areas
- Scenic beauty
- Strong art communities
- Agricultural lands creating unique cherry and apple crops
- History

- Friendly residents
- Strategic location for commerce and tourism
- Remoteness
- “Zone 5” – “warm” climate relative to rest of northern half of state
- Has attracted a good level of retired persons who continue to enhance the level of cultural opportunities available
- Washington Islands five islands
- Serene and soft environment
- Flowers and fauna
- Lots of attractions for seasonal visitors – shops, galleries, restaurants, water sports, arts and crafts fairs, gardens, camping, etc.
- Family-friendly environment
- Sailing/rec.
- Night sky
- Peninsula Park
- Outdoor activity possibilities
- Close proximity of beautiful shoreline and relatively unspoiled land-based nature preserves

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?”

- Island vision – same; controlled growth
- Vision for Washington Island:
 - Increased employment opportunities to retain youth, attract young families
 - New businesses that are in keeping with the quiet and rural character of the Island
 - Increased recreational opportunities to attract visitors and seasonal residents
- I would like the future for DC to be very much the same as it is today as far as appearance, i.e., parks, water access, historical places, forests, wetlands, etc. We need to protect what makes us special. But, we need to balance our income with housing costs so we don’t become a Cape Cod. Affordable housing (rental availability). Attainable jobs. Plan for housing elderly.
- Island-specific vision:
 - Regulated growth (buildings, development, etc.)
 - We need to create jobs to keep younger people here. This encompasses affordable housing/real estate prices.
 - However, with regulated growth, we need to try and control the natural beauty.
- Proportionate age distribution
- Denser concentration of population in some areas to conserve the open and natural feel of undeveloped areas
- Good employment options and opportunities
- Organized like the rings of a tree with the town being at the center
- County – stopping further development, especially of condos. Maintaining the flavor that brings people to the area.
- Island – maintenance of the flavor of the island, i.e. small town. Un-manicured. Where a farm across the road from the PAC is acceptable.
- Island – slow growth and an attempt at developing affordable housing for young families.
- Still the same – yesterday, today, and tomorrow
- Fishing/fisherman are good tourist dollars – support our marinas
- The lost fact that Door County is mostly farming and support industries so that there always is a tourist industry
- Spacious living – not over-built and overdone infrastructure
- Historic landmarks, museum – big and small to educate about past lives and livelihood
- Washington Island’s future:
 - More economic opportunities
 - Variety of housing options
 - More attractive downtown
 - Downsize some large acreage
 - Utilize open space with agriculture
- Retain small-town flavor
- No or few chain stores
- Restriction on size of houses to retain quaint atmosphere
- Emphasis on the environment (recycling, clean energy, maintain or add parks)
- At least living wage for workers
- Washington Island remains significantly unchanged, controls growth

- Door stops their unbridled growth
- Retain rural atmosphere
- Very limited growth
- Medical facilities/services
- People, buildings, and infrastructures surrounded by and co-existing in harmony with our natural beauty – more simply put, “continued co-existence with and in harmony with existing natural resources.”
- Transportation – especially Island – affordable!
- Washington Island:
 - Minimum expansion
 - Increased facilities for seniors – visiting nurse – Meals on Wheels – physical therapy
 - Strengthening school district
 - Bike lanes expanded on major roads used by bikers
 - Expanding appeal for tourism year ‘round
- Door County vision:
 - Balanced growth that provides economic opportunities with preservation of agricultural, natural areas and cultural heritage
 - Economically viable farm
 - Unique natural areas’ ecosystems preserved
 - Vibrant and functional town centers (clustered commercial areas)
- Island:
 - Small-scale, sustainable agriculture, especially specialty or value-added crops
 - Small-scale, sustainable forestry, especially value-added
 - Workshops, retreats, institutes, and the like (similar to Sievers model) of week-long duration or more
- Healthy environment: forest, shoreline, water quality, lake, ground
- Quality habitat: not as “The Dells” – good design of all buildings in appropriate context (?) with individual locations
- Support services for senior residents
- Washington Island:
 - Keep roads natural-looking by screening housing and development with trees
 - Keep open spaces and agricultural land and large-lot zoning
 - Preserve access to water and views of water
 - Preserve clear night skies through controlled lighting
 - Avoid over-development, large condos
 - Declare the island a noise-sensitive area through ordinance regulating jet-skis, ATVs and low-flying/circling planes
 - Promote eco-tourism and expand tourism year ‘round
 - Develop an “island identity” in architecture, especially in town core
 - Natural landscaping that’s visible to the public
 - Size restrictions on housing
- Hopeful vision for Washington Island’s future:
 - Strong, healthy, self-sufficient community, multi-generational; strong school system with affordable housing and good jobs for young families; internet-based or cottage industries; environment.
 - A community that values the competent professionals who move here instead of repeatedly railroading them out
 - Positive working relationships between town entities and county and state officials

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).